



# SOUTH LOUP RIVER WILDLIFE



An excellent recreational property along the South Loup River East of Ravenna, NE.

**MIKE LASHLEY**

Owner|Broker

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# PROPERTY HIGHLIGHTS

**List Price** **\$1,520,000 (For tracts 2,3,4,5)**

**Location** 8 miles East of Ravenna, Nebraska

## Legal Description

Portion of Section 10 and 11, Township 12 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska:  
More particularly described in "Exhibit A"

## Acres/Price Per Tract

**Tract 1: \$764,640 UNDER CONTRACT**

**318± Total acres**

**Estimated Taxes: \$6,472**

**Tract 2: North portion is UNDER CONTRACT**

**South portion:**

**\$311,600**

**82± Total acres**

**Estimated Taxes: \$1,041**

**Tract 3: \$376,200**

**99± Total acres**

**Estimated Taxes: \$1,529**

**Tract 4: \$440,800**

**116± Total acres**

**Estimated Taxes: \$1,529**

**Tract 5: \$391,400**

**103± Acres**

**Estimated Taxes: \$1,358**

**Taxes - Estimated** **\$11,704.00 (For all 5 parcels)**

## Property Summary

These tracts can be purchased as a whole, or in any combination of tracts. This is an outstanding recreation property in Buffalo County, Nebraska. This property is located just 1 mile North of Highway 2 East of Ravenna, Nebraska. There is a mile and a half of the South Loup River running through the property. The unique thing about this property is that the owner would have both sides of the South Loup River. The owners are willing to subdivide the property to make it more affordable. The Property can be divided into five separate tracts. There is an abundance of Whitetail deer, wild turkey, waterfowl, and upland bird hunting. There is excellent access on both sides of the river as well as to the Northwest range acre tract. This property would be less than an hour from Grand Island, Nebraska and Kearney, Nebraska.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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