



SHELTON HUNTING AND RECREATIONAL RIVER RETREAT



A perfect waterfowl and deer hunting property just South of Shelton, NE.

BRYAN NORTH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$235,000
Location	South of Shelton, NE
Legal Description	Jackson TWP LT 1 & PTLTS 2-3-4 ISL XC
Acres	48±
Taxes - Estimated	TBD

Property Summary

Talk about the perfect weekend getaway location! This piece of river bottom enjoys fantastic access and is close to all the city amenities of Grand Island and Kearney, but just far enough to get away from it all! This property boasts an entire mile of Platte River frontage conveniently located just off I 80 south of Shelton. With locked gate access and only 3 miles off pavement, this property is perfect for the waterfowl or deer hunter, nature watching, and a perfect summertime recreational getaway. This 48 acres is Platte River accretion with a mix of trees, shrubs, tall grass, river bank and an income producing prairie hay field that could be converted to pasture or a perfect hunting decoy spread. There are few surrounding property owners to put pressure on your hunting of waterfowl, turkey, or deer. Enjoy the migratory bird flyways and the peaceful Platte River with spectacular views. Set up appointment for your private showing today!

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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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