



## SHELTON EXIT RIVER FRONTAGE AND PONDS



An 18± acre parcel with Platte River frontage and scenic views of Buffalo County, NE.

**BRYAN NORTH**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$280,000**

**Location** South of Shelton, NE

## Legal Description

A subdivision being part of Government Lot 3 and Accretion and part of the Southwest 1/4 of the Northwest 1/4 of the section 25, Township 9 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

**Acres** 18±

**Taxes - Estimated** **\$350**

## Property Summary

Have you ever wanted to have your own slice of Platte River Frontage? This is a great opportunity to do so with a property that has had a lot of thought put into it. It has been partially developed, and is ready for you to make it into your own. Located just South of the I 80 exit at Shelton, the property has some extremely scenic views. It includes 18 acres that consists of Platte River accretion, two small ponds, 5-6 acres of wooded area, a nice shelter belt and an open grass meadow. This property also has a large retaining wall put in place along with much of the dirt work completed to build a raised home or cabin, which would allow a house to sit above the 100 year flood plain. There are two new wells already on site. Also, depending on the buyers wishes there is a building approximately 18'x40' that can be left with the property or removed by the seller.

Another highlight of this property is that it has been surveyed and divided into four separate lots that can be utilized all as one tract, or divided and sold off into separate tracts. The North end of the property can be used as a commercial property. The current property owner has already surveyed and zoned it correctly with the county

This property has great investment potential with its' scenic views, river frontage, wildlife, ponds, a building site, two wells, and an established shelter belt.

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.

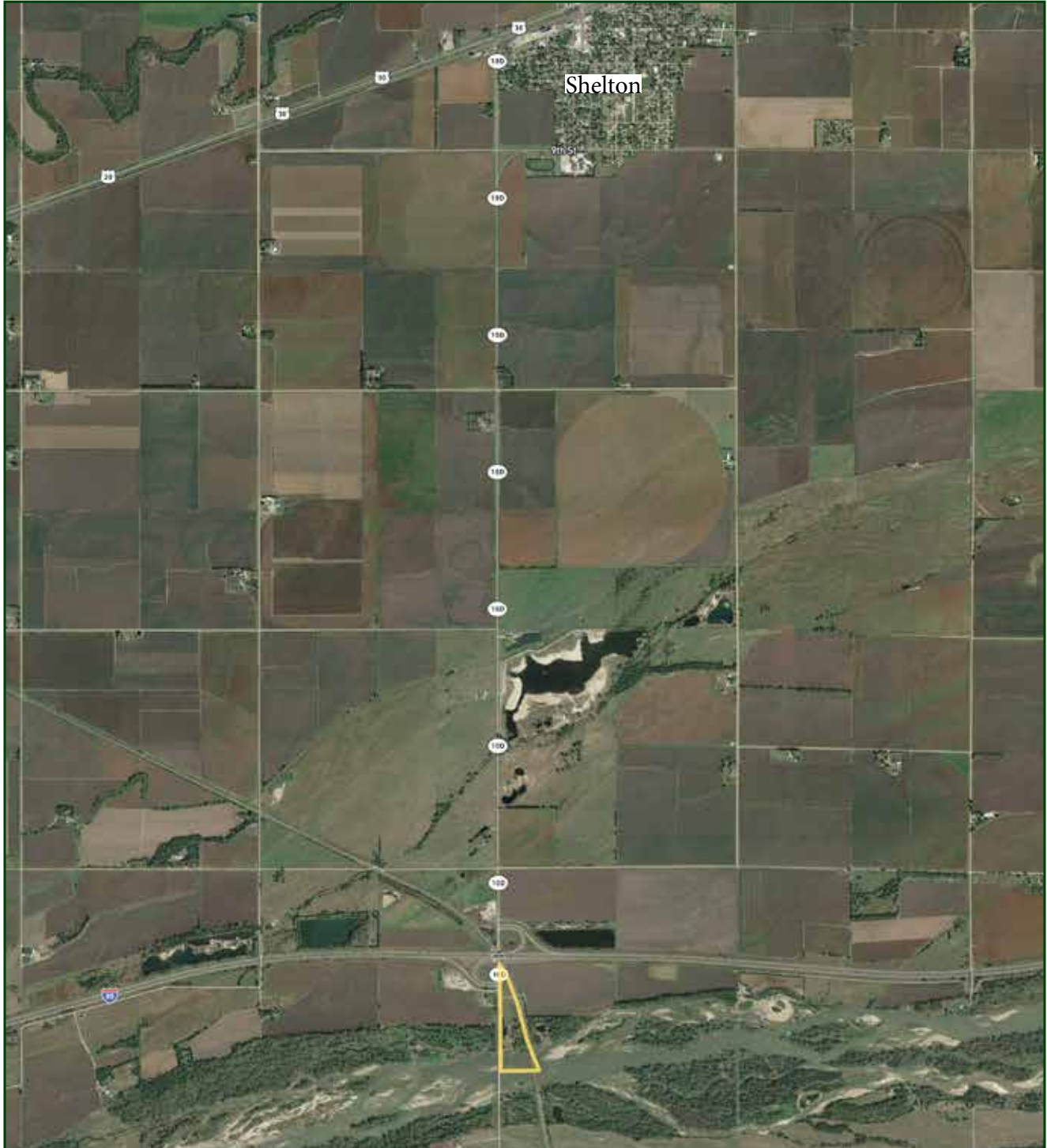
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# LOCATION MAP



**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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