



NORTH PLATTE RIVER BLUFFS



Hardland canyon range acres with many recreational opportunities.

MIKE LASHLEY

Owner|Broker

Mike's Cell: 308-530-0134

Email: mike@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$320,000**

Location 1 mile south of Lewellen, Nebraska

Legal Description

Pt of Sec 33, Township 16 North, Range 42 W & Part of Section 4, Township 15 North, Range 42 West of the 6th P.M., All in Garden County Nebraska

Acres Hardland Canyon Range: 251.39±

2018 Taxes - Estimated **\$709.34**

Property Summary

This is a tremendous property that overlooks the North Platte River/Garden County Refuge. There are spots on these bluffs that you can see for many miles both east and west. It would make a tremendous building site for a hunting cabin. The property is filled with Cedar and Pine as well as leaf treed canyons that refuge Mule Deer, White-tailed Deer and Elk. In the spring of the year there are Wild Turkey on the entire property. It has good County road access and there is room to develop this property into a truly excellent hunting property. It is directly next to the Ash Hollow State Park, and the North Platte River flows directly under these Bluffs. If you chose to build you dream cabin on this location, you would see thick clouds of geese pass over your head and spiral down in the Valley below and into the Clear Creek Wildlife Management Area just to the east. Flocks of Mallards will glide over your head and descend into the River and warm water sloughs just below your lookout point. It is only 15 minutes from Lake McConaughy, which is one of Nebraska's finest recreation lakes. With this property as your home base, you would have easy access to tremendous spring and summer fishing as well as fall and winter waterfowl watching and big game hunting.

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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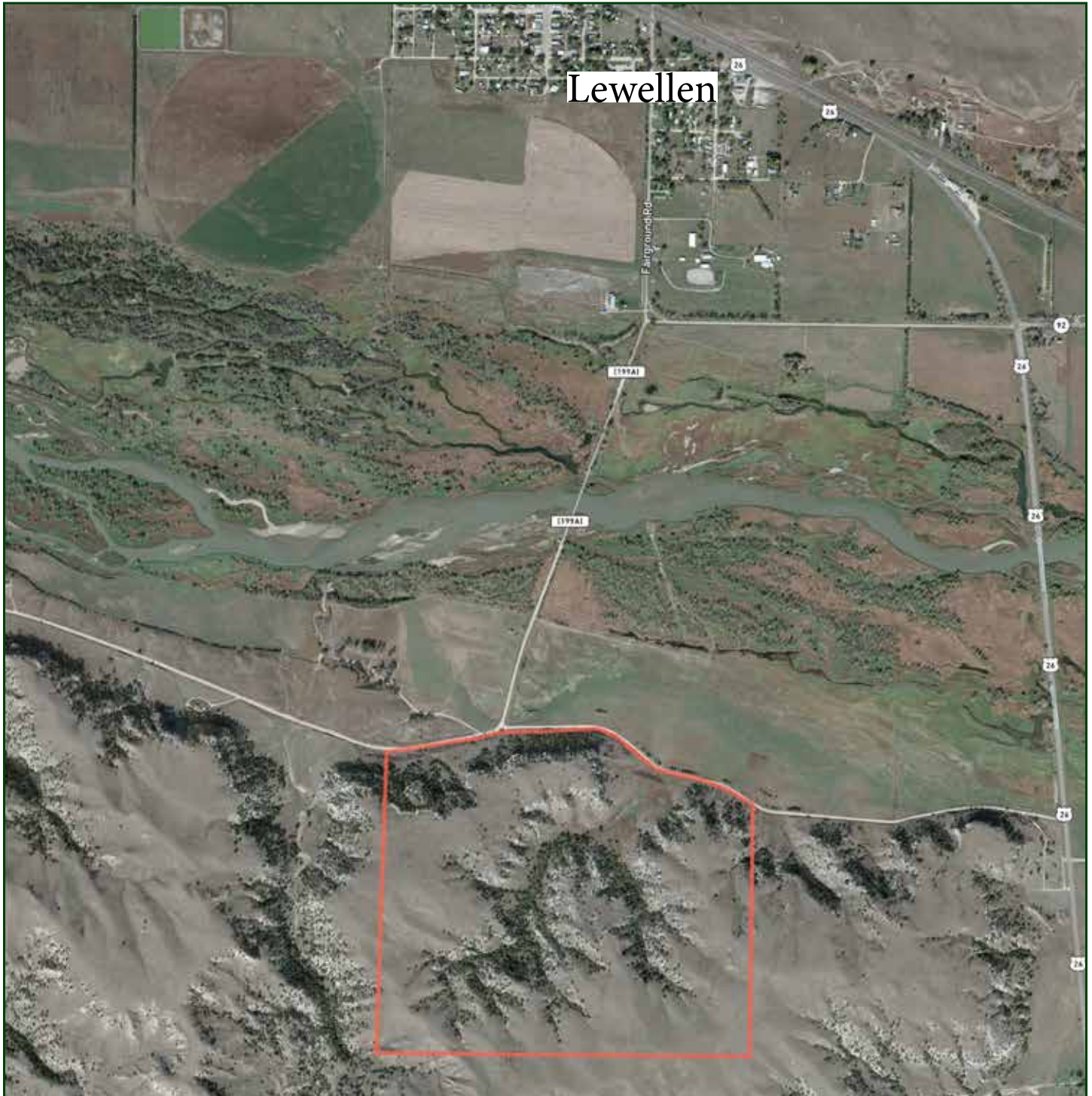
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

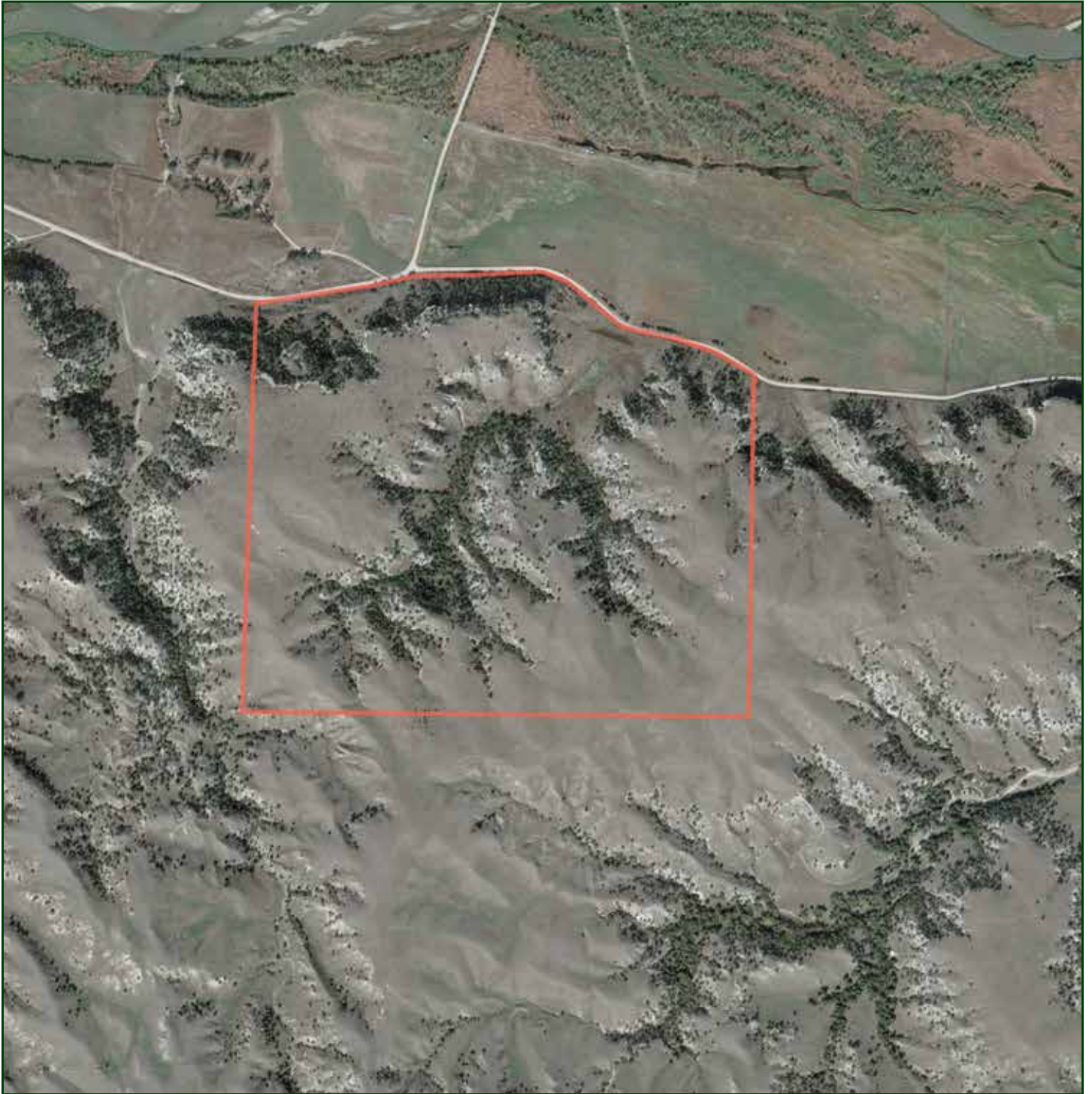
REGIONAL AERIAL MAP



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AERIAL MAP



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PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Scott Saults, Skip Marland, Jordan Maassen, April Good,
Mahaila Botts, Steve Farris, Don Hampton, Jon Farley,
Bryan North, Tami Timmerman-Lashley, Liz Skov and Amy Johnston

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2218 E. Walker Road • North Platte, NE 69101

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