



NIOBRARA ESTATE AND RANGE



A beautiful home and ranch along the Niobrara River.

MIKE LASHLEY

Owner|Broker

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PROPERTY HIGHLIGHTS

List Price **\$395,000**

Location 7 miles south and 2 miles west of Cody, Nebraska

Legal Description

Township 33 North, Range 34 West of the 6th PM., Cherry County, Nebraska:
Section 15: Pt N1/2, PtSW1/4 Pt SE1/4

Acres

Range:	228±
Improvements:	2±
Total:	230±

Taxes - Estimated: \$4,025

Income Potential

20 pairs @ \$45/ pair per month = \$900

\$900 (for 5 months grazing) = \$4,500

Total Cash Rent: \$4,500

Improvements

- Remodeled 3 bedroom, 2 bath modular house
- Large steel building & shop

Property Summary

A great ranch and beautiful home that provides a mixed bag of excellent hunting. This home serves up some incredible views of the Niobrara River and its breaks as this property features river frontage. Additional details of the improvements are as follows:

- The house has been remodeled and is in excellent condition. There are 3 bedrooms with 2 baths. The steel building can store trucks and implements and has a shop with Niobrara River frontage.

Hunting and Recreation Opportunities

- Trophy White-Tail Deer
- Merriam's Wild Turkey
- Prairie Chicken
- Mule Deer
- Sharp-tail Grouse
- Dove & more...

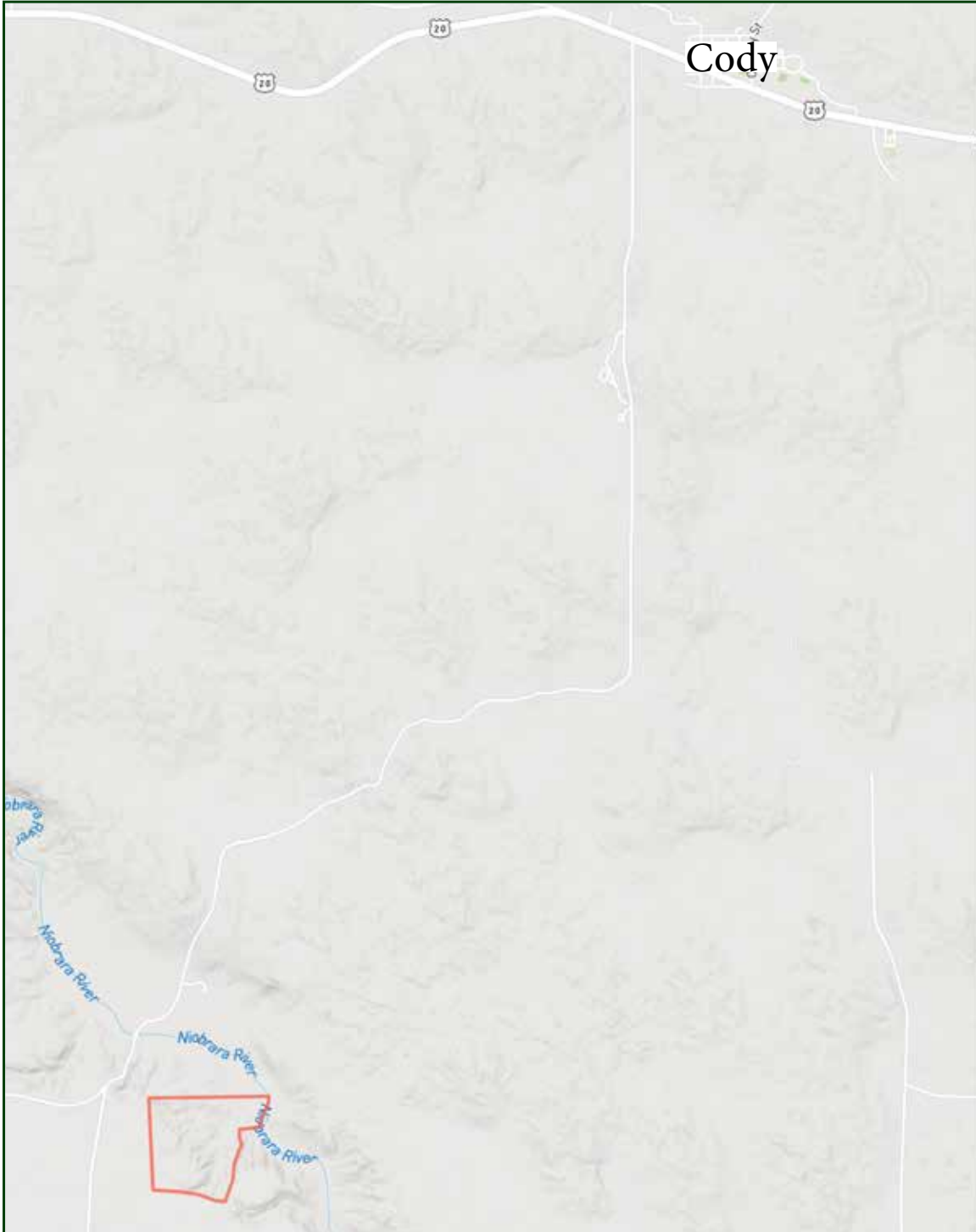
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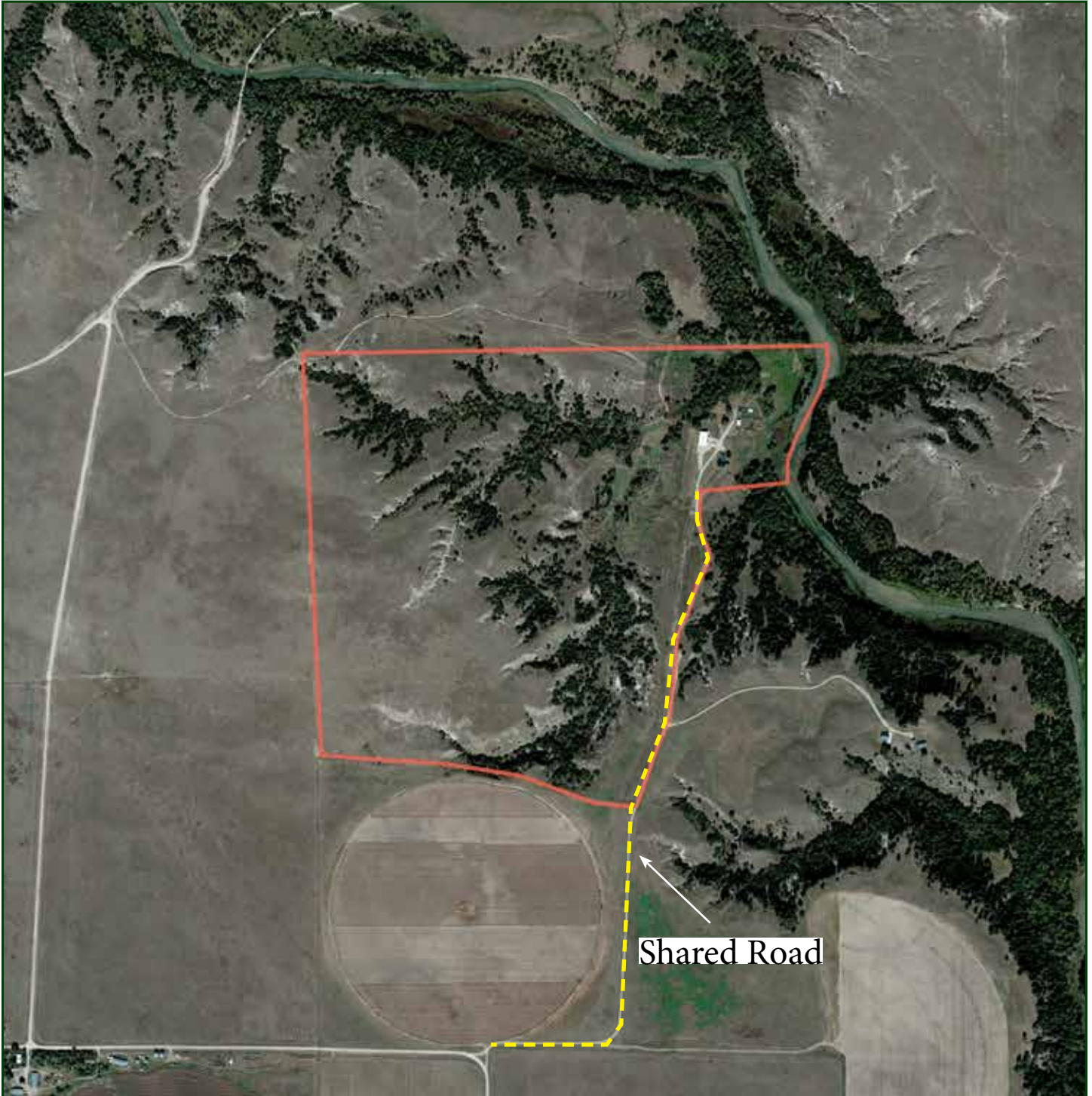
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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THE LAND EXPERTS YOU CAN TRUST

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