



SEWARD COUNTY WHITETAIL RUN



A 38± acre parcel with excellent recreational potential.

BRYAN NORTH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$385,000
Location	Northeast of Seward, NE
Legal Description	SW 1/4 of 10-11N-3E Seward County, NE
Acres	138± (38± remain in East parcel)
Taxes - Estimated	TBD

Property Summary

The West parcel is under contract! Approximately 38± acres remain on the East parcel. Price listed is for the remaining acres.

This has a fantastic foundation to be a premier hunting property for whitetail deer, turkey and upland game. Live water, a pond, timber, and tall grasses create that perfect combination for trophy whitetails. Plum Creek runs throughout the entire property North to South and holds deep banks and lots of timber, while the prairie hay fields make the perfect setup for food plot development. On average, the prairie hay provides 110 tons per year on the first cutting and 65-70 tons on the second.

The property was once home to Plum Creek Gun Shop. The building, that was once the gun shop, was built in 1975 and is 25' x 54' with an overhead door shop area to house a vehicle or tractor. There is a main level that housed the shop itself with a basement below. Some work could be done inside and to the roof, but the structure is very good. There is also a very nice 42'x81' Cleary building built in 2002. This building is located right off of Waverly Road and would have ample storage to hold all your toys and hunting equipment. There is an extremely rare 100 yard underground rifle target range located on the Southeast end of the property. If you are looking for something none of your hunting buddies have it would make the perfect conversation piece.

This land has excellent investment potential with opportunities to build a home along the county road. With its location being right on the outskirts of Seward it has that country feel, yet the amenities of town are just minutes away. With location, recreation, and income combined this land has endless opportunities.

Income Potential:

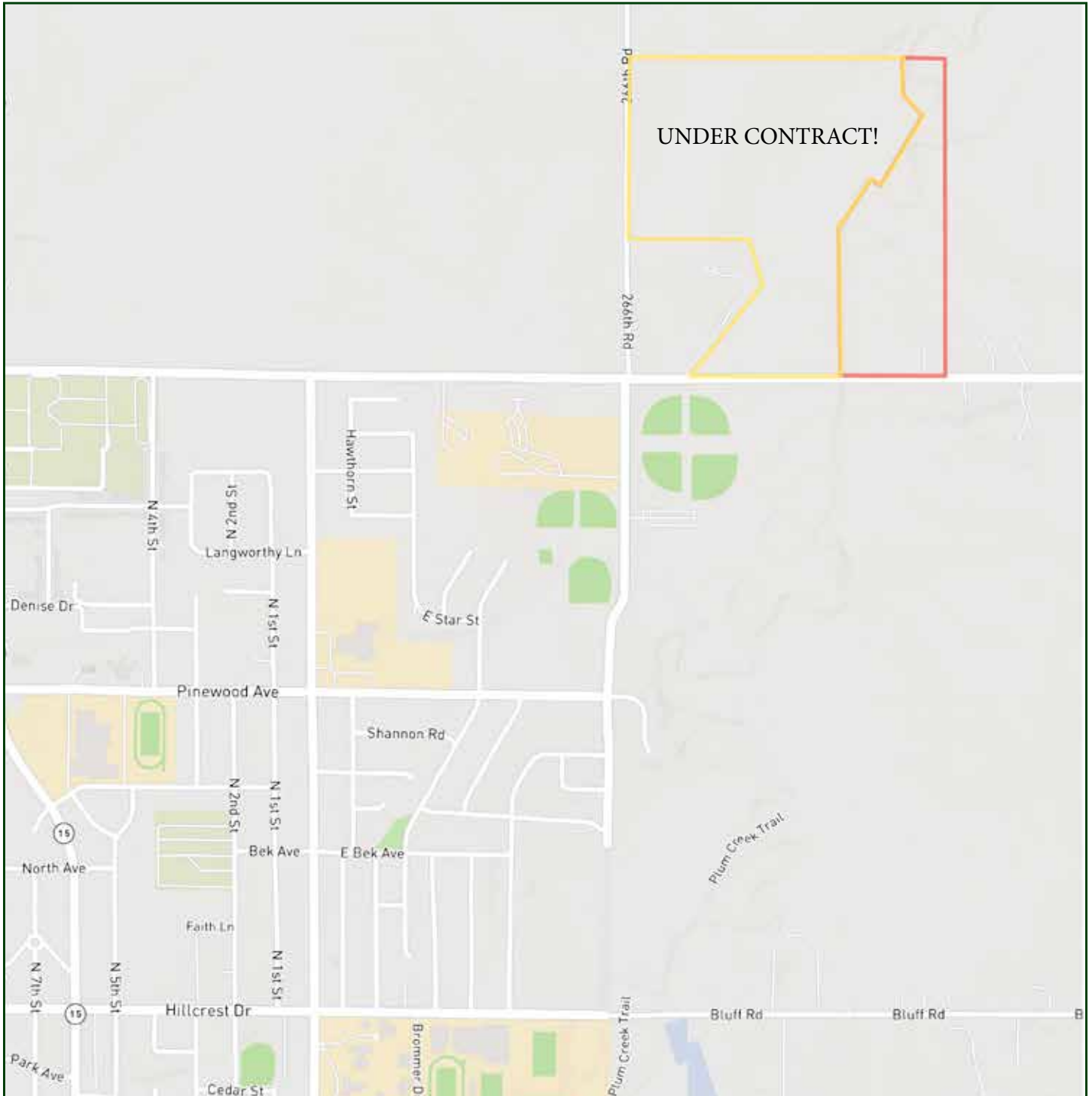
110 Tons Average yield Prairie Hay First Cutting @ \$100/ton = \$11,000

65 Tons Average yield Prairie Hay Second Cutting @ \$100/ton = \$6,500

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

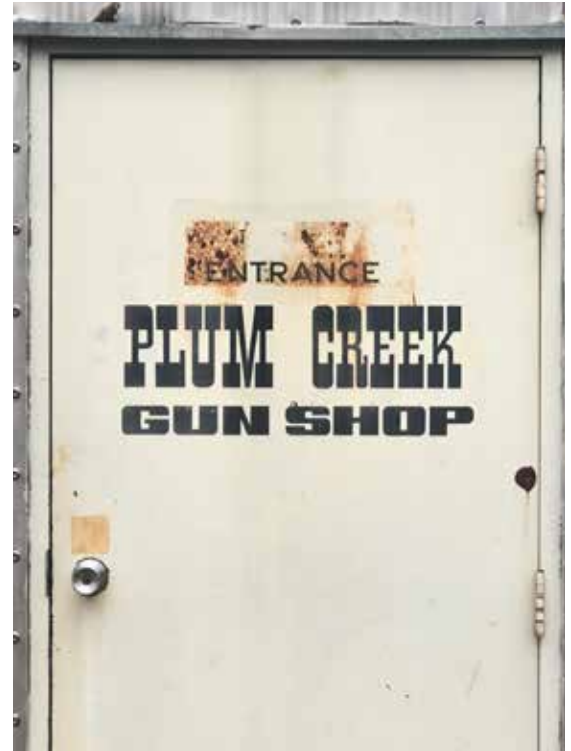


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THE LAND EXPERTS YOU CAN TRUST

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