



HERSHEY NORTH PLATTE RIVER ACREAGE



A gorgeous country acreage sitting on 82± acres with North Platte River access.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$650,000**

Location 19055 W. Suburban Rd., Hershey, NE (2 miles North of Hershey on North Hershey Road. 1/2 mile East on Suburban Road.)

Legal Description

North Parcel: PT. LT.5 (W1/2SE1/4) & ACCRE Section 9- Township14 N- Range 32 West of the 6th P.M. Lincoln County Nebraska

South Parcel: PT. NW1/4NE1/4 Section16- Township14 N- Range 32 West of the 6th P.M. Lincoln County Nebraska

Acres

North Parcel:	56.07±
South Parcel:	26.72±
Total:	82.79±

Taxes - Estimated **\$3,504.02**

Irrigation

This right is combined with another property. The acres included with the sale are approximately 25.5 acres of surface water rights.

Water Right: D-653
Application Number D-653
Right ID 415
Right Status Active
Right Use IR
Acres Order 37.00
Legal Description LOT05 S09 T14N-R32Sub Section LOT05
Section 9
Township 14
Range 32
Direction West
Water Division 1-A
Irrigation Project ID Paxton-Hershey Canal

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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Property Summary

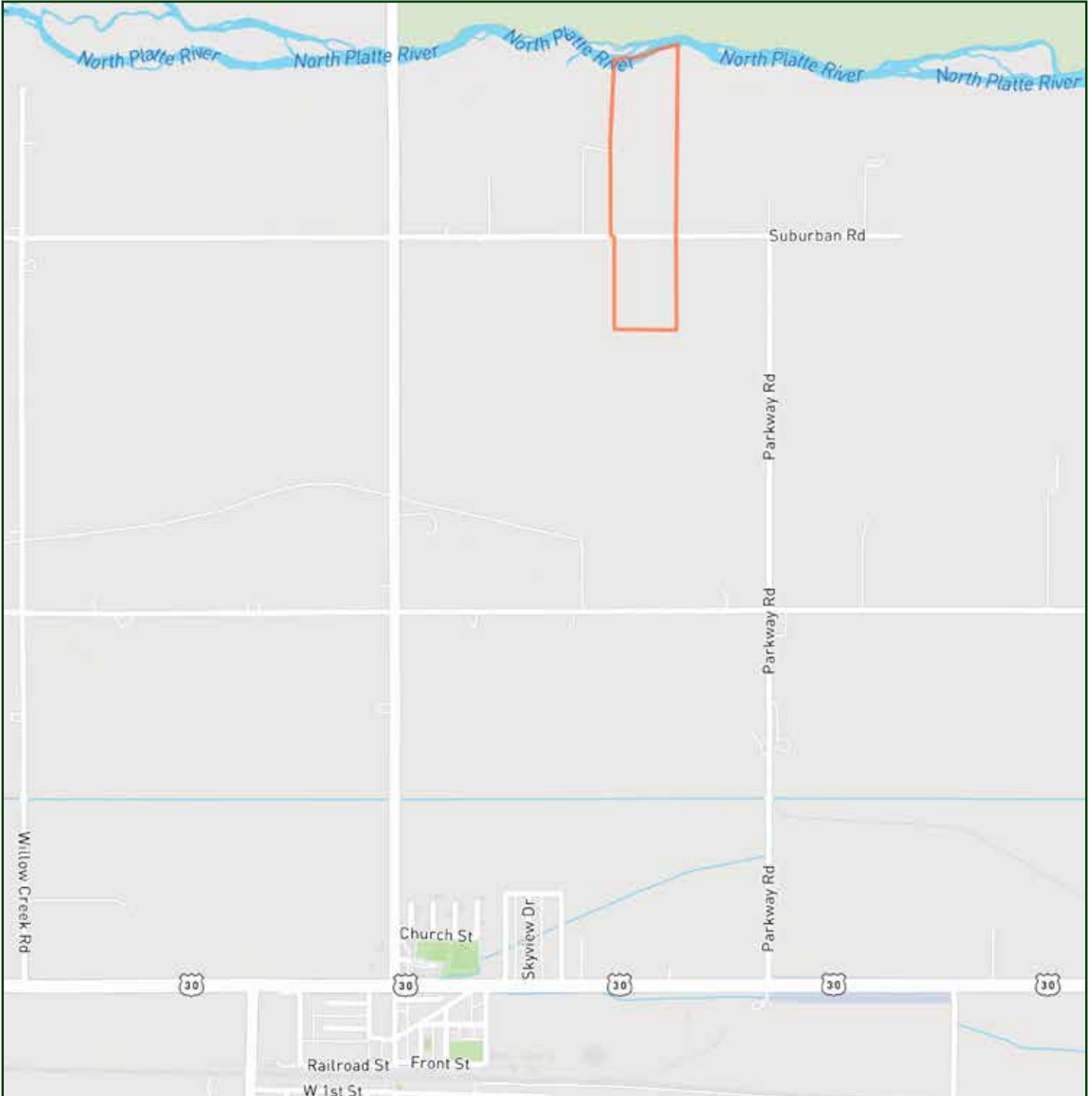
Showings by appointment only

Country living, river access, great location. Those words best describe this little slice of heaven. This property is located 2.5 miles from Hershey, Nebraska and has great county road access. With the property being just 15 minutes to North Platte you are a short drive to all the shopping sources. North Platte also has a state of the art hospital as well as a full service regional airport with daily flights to Denver. Hershey is the definition of small town America with a great community feel and a top notch K-12 school system.

Just down the long driveway sits a cute and very well kept farm house with white vinyl fence surrounding the home. This property immediately makes you think "American Dream!" Just imagine the yard filled with a large family reunion and a BBQ taking place. The home is 2 bed, 2 bath with an extra room on the second story. Just out the back door sits a hot tub and a covered porch making for a nice relaxing evening getaway. All the buildings and home were recently updated with new siding giving the property a very uniform and clean look. There are several outbuildings including a 2 car oversized garage, livestock barn with loft, bunkhouse with garage and a large 3 car garage perfect for storing "the toys". The owner has recently replaced the septic system.

This property is perfect for a small hobby farmer/rancher. It has tons of future potential and is virtually a blank slate to develop it to your liking. Food plots could be established as well as trees planted where you want them. There are approximately 25.5 acres of Surface Irrigation Rights from the Paxton-Hershey canal on the meadow to the South of the buildings allowing the owner opportunity for irrigation during a dry season. There is a 26 acre parcel of sub-irrigated meadow that sits on the South side of Suburban road. Sitting North of the home is the accretion ground that has been cleared of all cedars and invasive Russian olive trees giving you great views all the way to the North Platte River! Enjoy a summer afternoon floating from the Hershey River bridge to your own private landing. Hunting opportunities on this property are endless! You will not want to miss out on this extraordinary slice of heaven close to Hershey, Nebraska.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



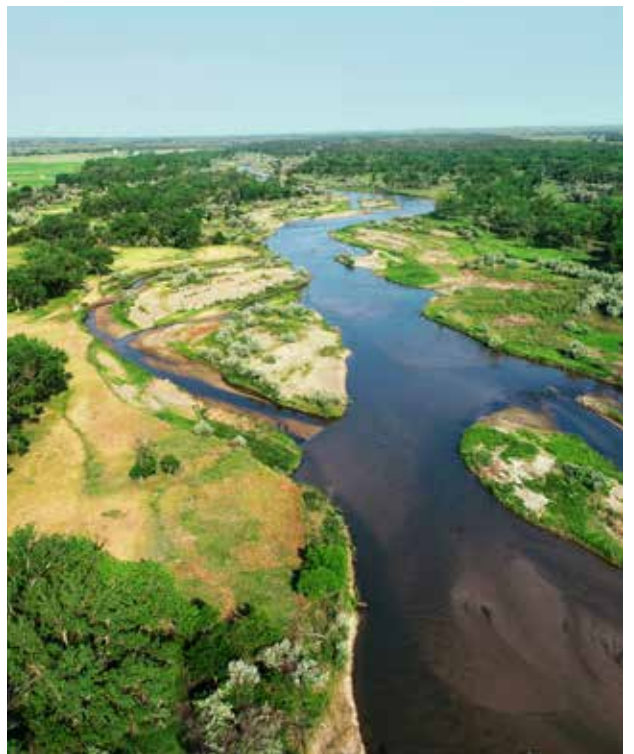
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THE LAND EXPERTS YOU CAN TRUST

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