



## SOUTH PINE WATERFOWL AND MEADOW



A unique 890± acre recreational property with income potential.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

## List Price

**\$1,691,950 for both tracts**

## Location

10 miles South and 1.5 miles West of Long Pine.

## Legal Description

To be further described by a survey or title commitment. 27 28 21 that portion lying East & South of existing county rd R.O.W. Total 136.71 Acres 27-28-21. 34-28-21 that portion lying East & South of existing county rd R.O.W. Total 422.81 Acres 34-28-21. A portion of 3-27-21 NE1/4 & W1/2 Lying East of existing CO.RD.R.O.W. Number of acres to be determined.

## Estimated Acres

Tract 1:	410±
Tract 2:	480.5±
<b>Estimated Total:</b>	<b>890.5±</b>

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Taxes

Section 27-\$532.78

Section 34-\$2140.84

Section 3-\$3080.06 (not selling all of section 3)

## Estimated Income

\$40,000 annually. The Owner estimates 350 cows for 60 days.

\*Solar well was installed 10/15/2017

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 HIGHLIGHTS

## Property Summary

South Pine Waterfowl and Meadow consists of approximately 890.5+/- total acres. This property is located 10 miles South and 1.5 miles West of Long Pine on a well-maintained road. It is being offered as a whole or can be divided into two separate tracts.

### Tract 1

Estimated acres: 410±

Price: \$779,000

Legal Description: To be further described by a survey or title commitment. 27 28 21 that portion lying East & South of existing county rd R.O.W. Total 136.71 Acres. A portion of 34-28-21.

Tract 1 adjoins Cozad Lake also known as South Pine WMA with an improved boat ramp on the Nebraska Game and Parks property. Fish species range from Bluegill, Largemouth Bass, Yellow Perch and Common Carp. There is an abundance of waterfowl, some upland game, and has sub-irrigated meadows.

### Tract 2

Estimated acres: 480.5±

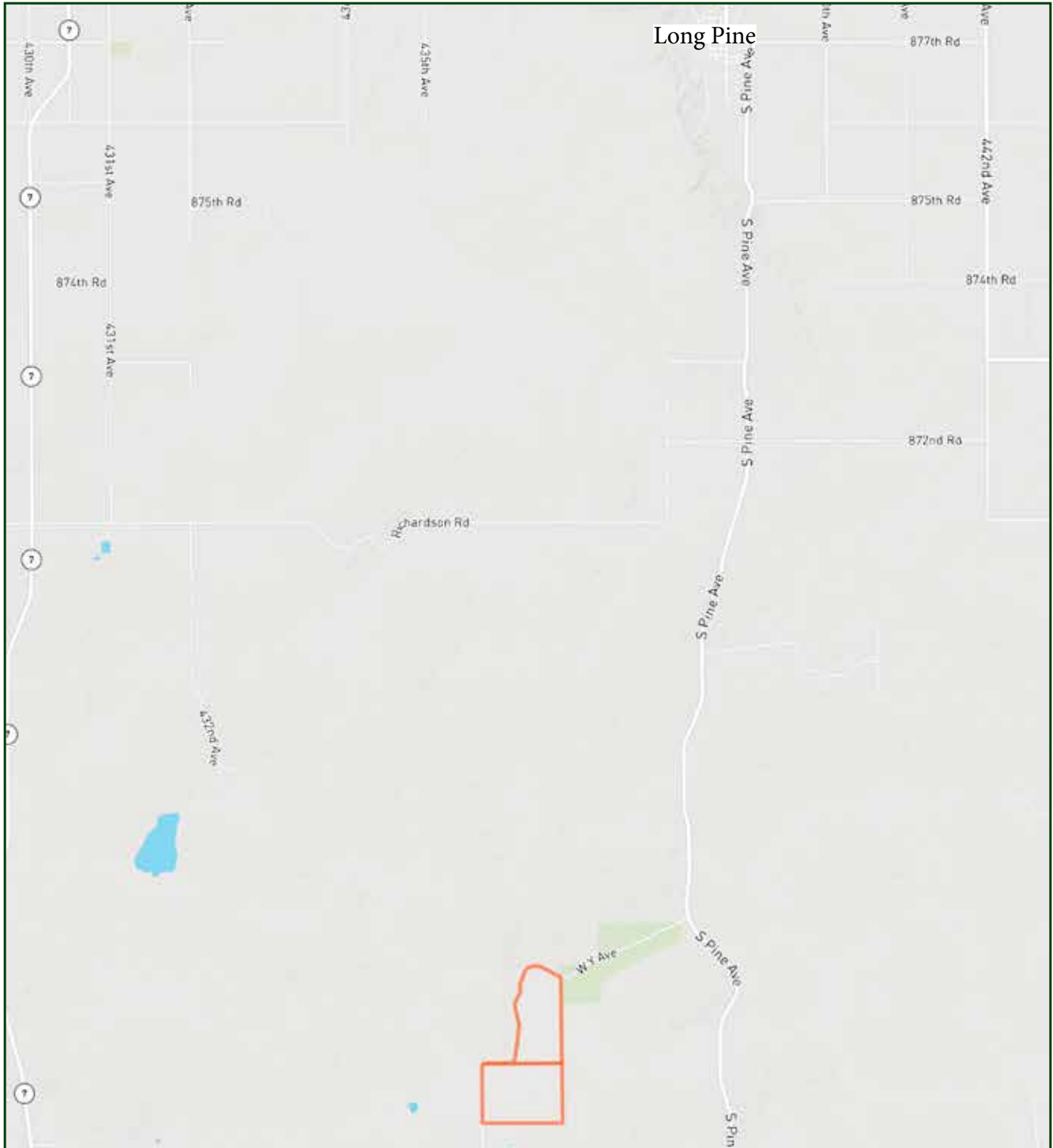
Price: \$912,950

Legal Description: Legal to be further described by a survey. A portion of 34-28-21 and a portion of 3-27-21.

Tract 2 has a solar well that was installed in 2017, a private marsh with an abundance of waterfowl, and sub-irrigated meadows.



# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**

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# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMGES



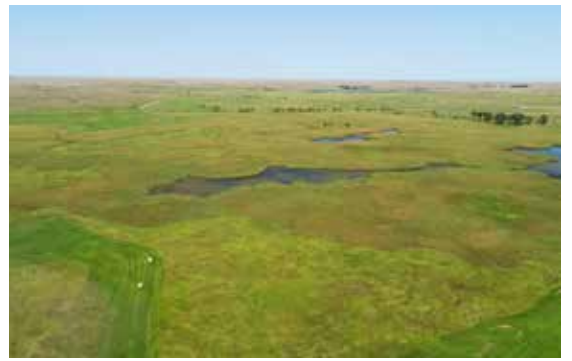
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## THE REAL ESTATE EXPERTS YOU CAN TRUST

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## APRIL GOOD

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