



CEDAR CREEK RETREAT



80± acres nestled in the timber and rolling hills of Cass County, NE.

ADAM SHADA

Sales Associate

Adam's Cell: 402-960-5643

Email: adam@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$800,000**

Location Southeast of Louisville, Nebraska off of 120th St.

Legal Description

The North ½ of the SE ¼ of Section 31, Township 12 North, Range 12 East of the 6th P.M., Cass County, Nebraska.

Acres **80±**

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 - Estimated **\$4,170**

Property Summary

Whatever you're looking for, odds are you'll find it in this beautiful and rare 80 acres of country land just outside of the city. Enjoy income producing farm and recreational land with two separate fields that would make idyllic walkout lots. This property is framed by mature timber, rolling hills, and the charm and character of the beautifully carved Cedar Creek. In a part of our state where dependable groundwater is a blessing, this tract has rural water and electrical running right along the Eastern edge of the parcel. There is road frontage in close proximity to the best potential building sites. This tract has so much variety to explore and so many cozy nooks nestled away from the wind, begging for a campfire. There is even a picturesque pond that the neighbor to the South may be willing to sell for the right price. Water, food, cover, and just enough space for silence creates excellent conditions for wildlife including whitetail deer, wild turkey, and quail. All of this on incredibly fertile soil, and only 30 minutes from Omaha or 45 minutes from Lincoln! This property is the best of both worlds. Showings by appointment only. Agent must accompany all showings.

NOTE: The neighbor to the South will have the 2022 crop season.

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.

ADAM SHADA
Sales Associate
Adam's Cell: 402-960-5643
Email: adam@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

ADAM SHADA

Sales Associate

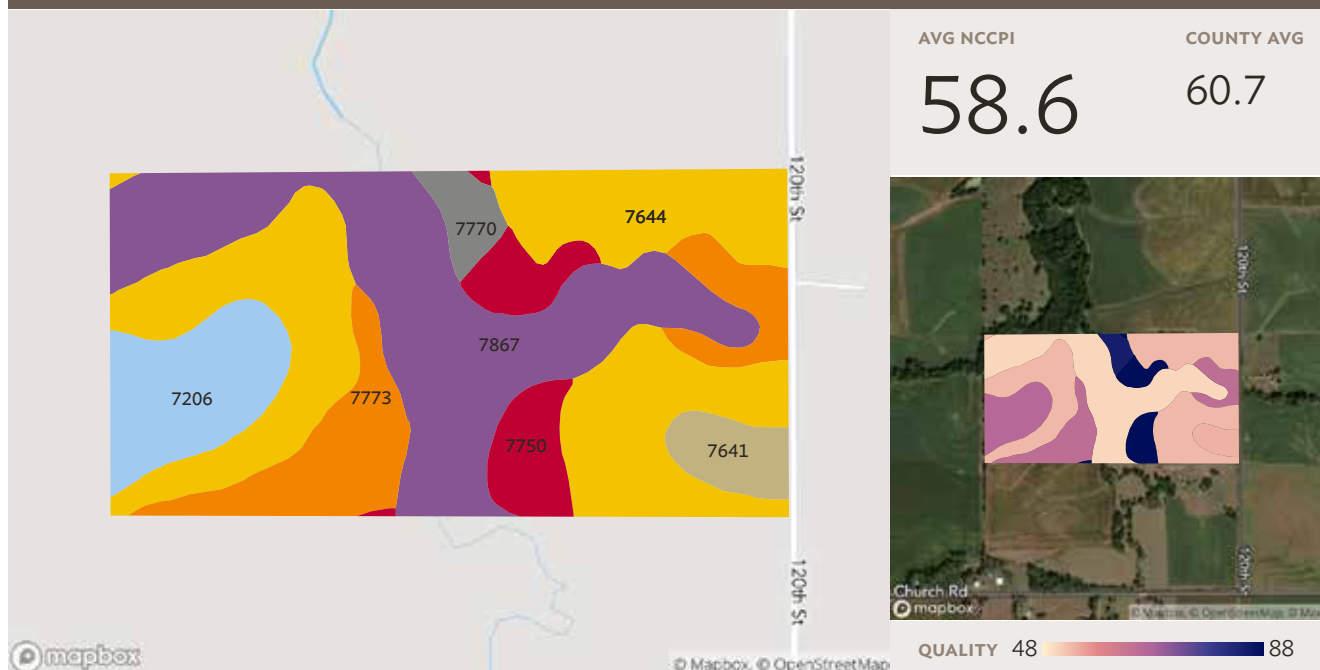
Adam's Cell: 402-960-5643

Email: adam@lashleyland.com

SOILS MAP

1 field, 80 acres in Cass County, NE

TOWNSHIP/SECTION 12N 12E – 31, 32



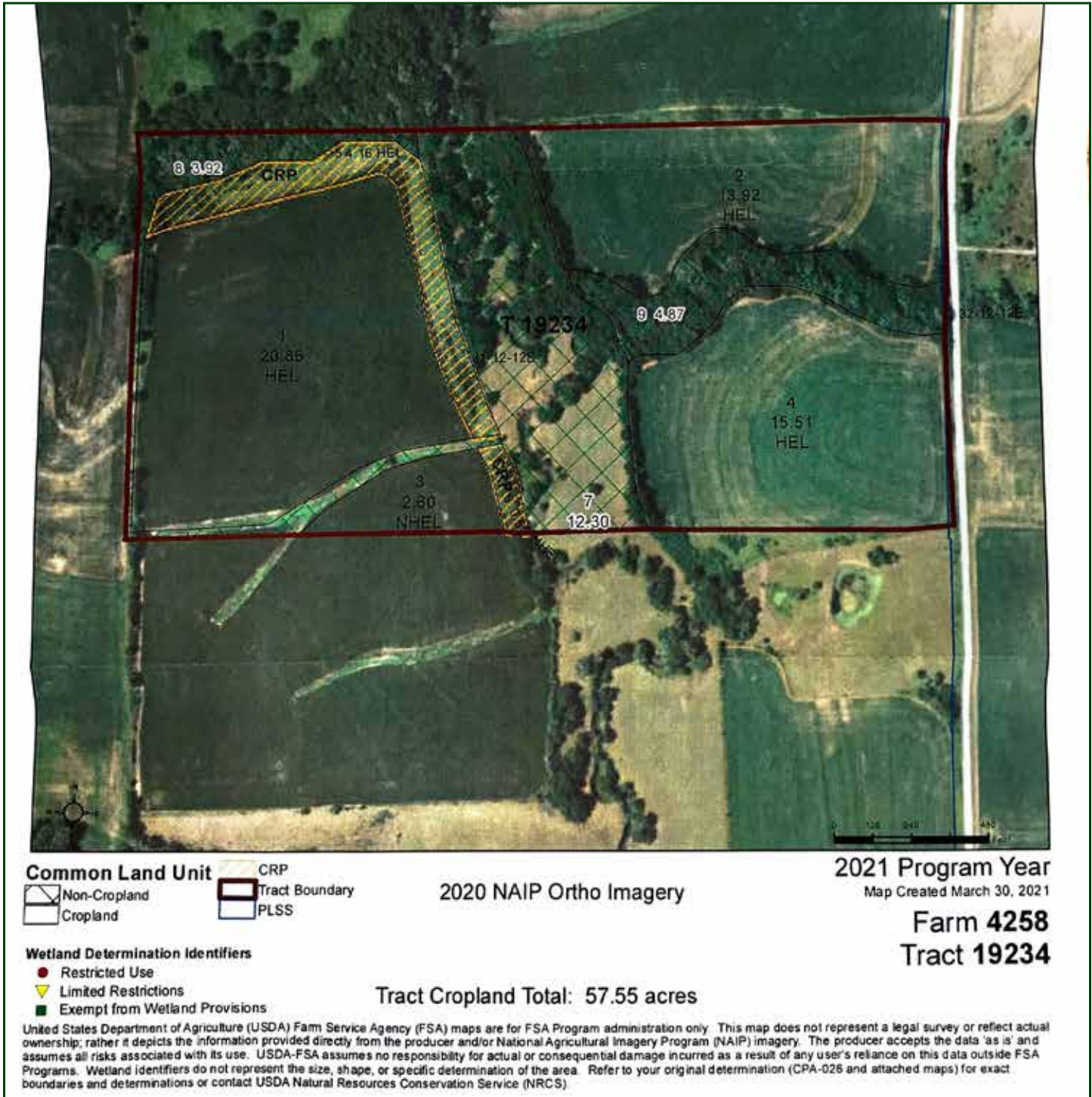
Source: NRCS Soil Survey

All fields

80 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	29.18	36.6%	3	53.3
7867	Nodaway silt loam, channeled, frequently flooded	23.31	29.2%	6	50.4
7773	Colo-Nodaway complex, frequently flooded	9.54	12.0%	3	64.8
7206	Aksarben silty clay loam, 2 to 6 percent slopes	7.72	9.7%	2	66.3
7750	Nodaway silt loam, occasionally flooded	5.44	6.8%	2	94.0
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	2.79	3.5%	2	53.8
7770	Colo silty clay loam, occasionally flooded	1.81	2.3%	2	84.3
79.79					58.6

USDA MAP



Boundary lines are estimates - Map for illustration only

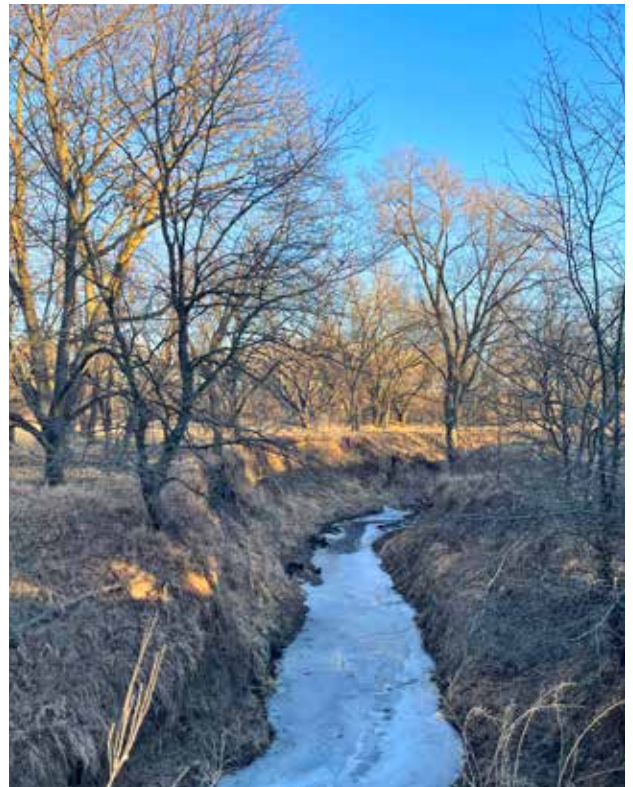
ADAM SHADA

Sales Associate

Adam's Cell: 402-960-5643

Email: adam@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



ADAM SHADA
Sales Associate
Adam's Cell: 402-960-5643
Email: adam@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



ADAM SHADA

Sales Associate

Adam's Cell: 402-960-5643

Email: adam@lashleyland.com

PROPERTY IMAGES





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

Amy Lashley-Johnston, Scott Sauls, Skip Marland, Jordan Maassen,
April Good, Jon Farley, Bryan North,
Tami Timmerman-Lashley, Randy Helms,
Dodi Osburn, Bill Grant, Adam Shada, and Shane Mauch

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

ADAM SHADA

Sales Associate

Adam's Cell: 402-960-5643

Email: adam@lashleyland.com