



CRAWFORD BIG GAME HUNTING COMBO



An elk and big game hunting gem in Sioux County, Nebraska.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

\$1,200,000

Location

9 miles South and 10 miles West of Crawford, NE

Legal Description

Section 26, Township 30, Range 54 W of the 6th P.M. E12-321 acres, Section 25, Township 30, Range 54 W of the 6th P.M. SW1/4 - 150 Acres, PT N1/2 (as described in BK A-19 PG 289) - 88.28 acres, PT NE1/2NE1/2-10 acres, Part of NW1/4 - 68 ± acres, to be determined by survey. 647± acres

Acres

| | |
|---------------|----------------|
| Drycrop: | 312.52± |
| Range: | 234± |
| Homestead: | 1.00± |
| Recreational: | 87.6± |
| Roads: | 12.4± |
| Total: | 647.52± |

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

\$1,929.58

Property Summary

A recreational property with a little of everything! Large herds of elk, mule deer, whitetail deer, and antelope are regularly seen....drawn in by the crops. This is well-rounded for all big game, but elk in particular. Do not let the lack of cover on this property fool you!! This property is absolutely loaded with elk...this is where they bed down and feed! It's common to see elk herd tracks on the road leading to the property. The antelope are not your typical antelope, feeding on crops and not sage brush!

On the north end in the treed area you'll find a cabin and outbuildings great for those hunting trips for antelope, mule deer, whitetail deer and elk! The northwest end of the treed area has a well and stock tank along with a little pasture. South across the road, you'll find pasture, and the dryland crops to bring in the game!

Come tour the property and see for yourself!

The property currently has one landowner's permit for elk. The Seller is in the process of obtaining the second elk permit.

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.

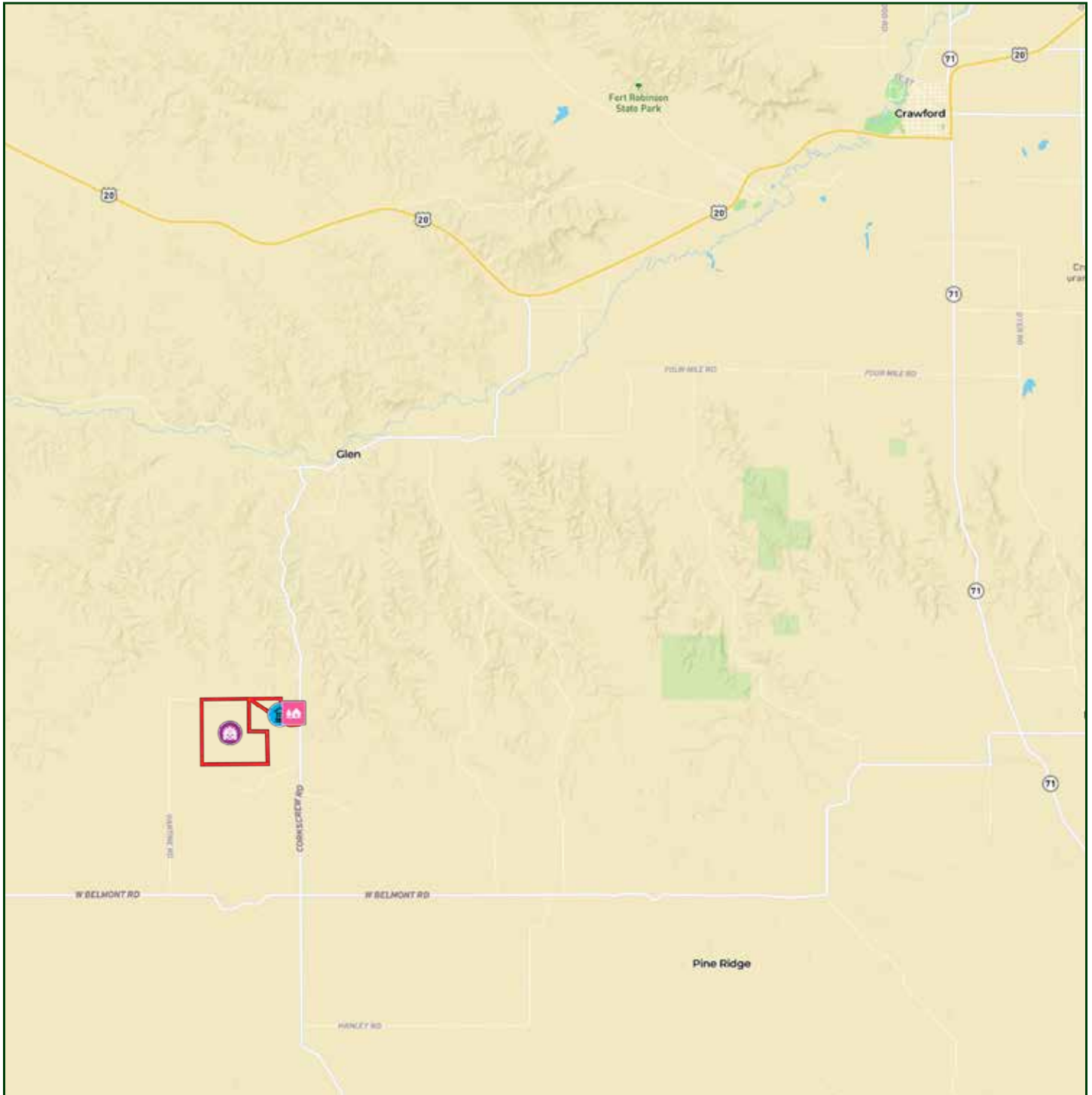
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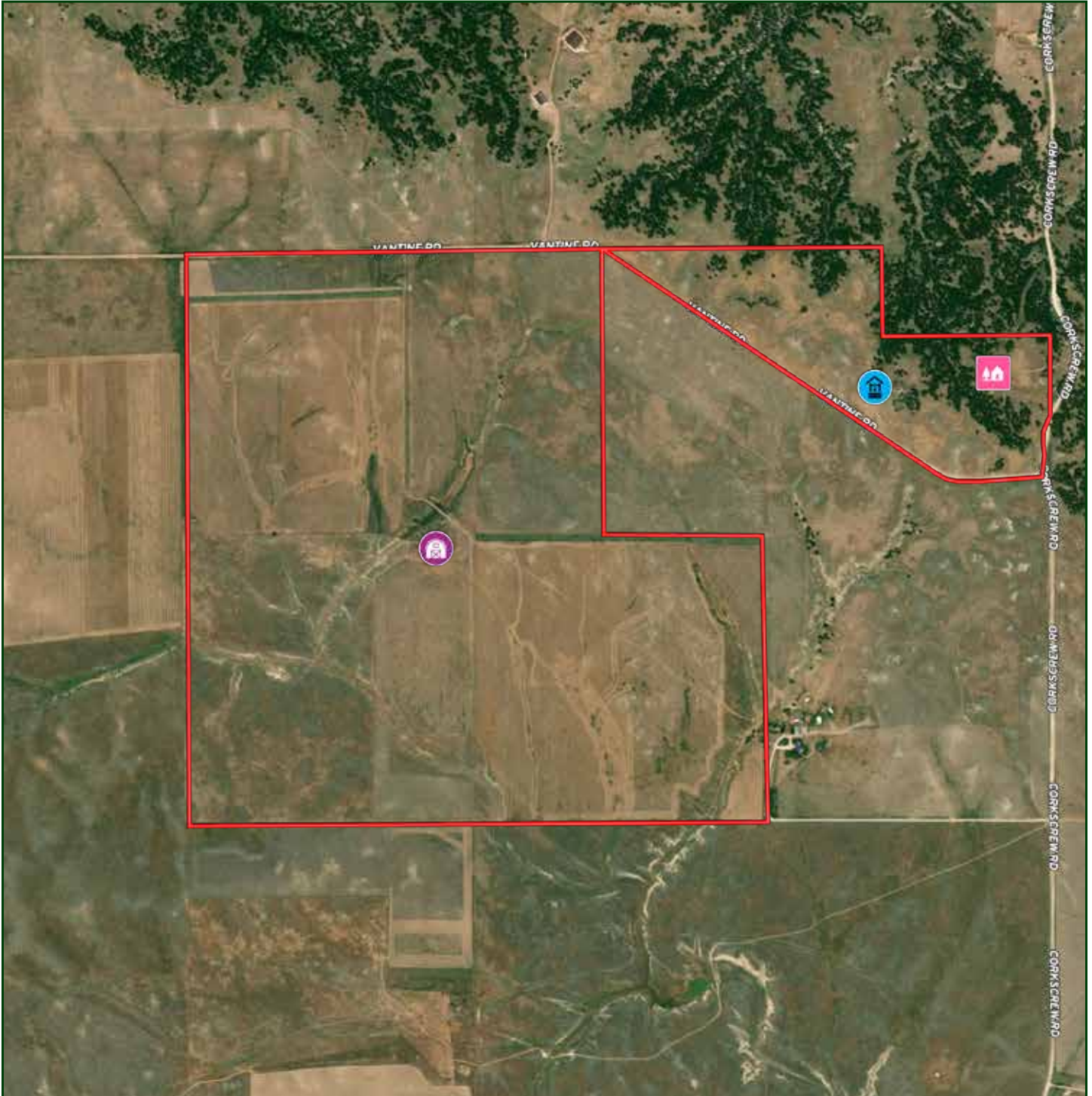
Email: leala@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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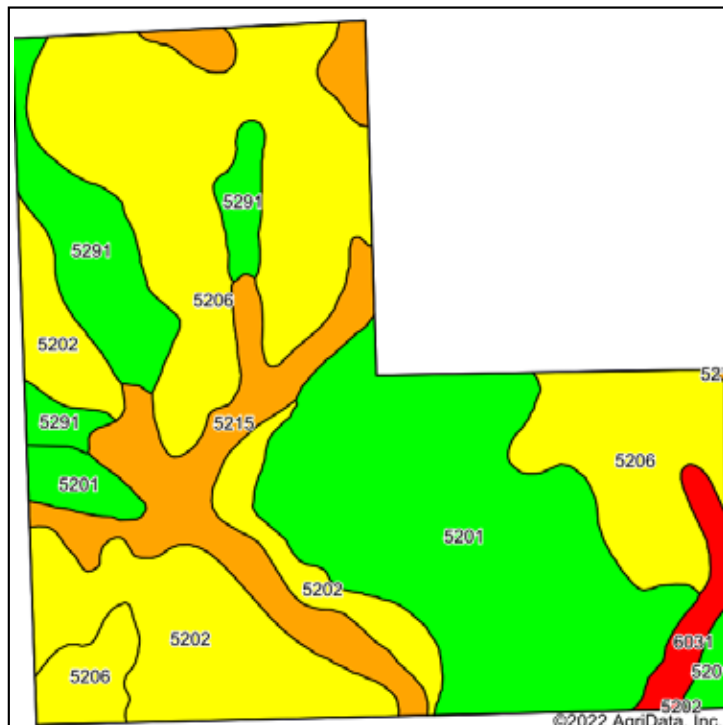
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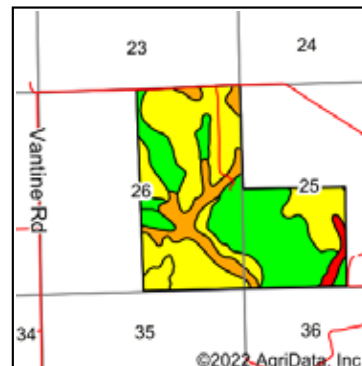
Email: leala@lashleyland.com

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Sioux**
 Location: **26-30N-54W**
 Township: **Whistle Creek**
 Acres: **478.15**
 Date: **12/21/2022**



Area Symbol: NE165, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | SRPG | Alfalfa hay Tons | Corn Bu | Winter wheat Bu | *n NCCPI Soybeans |
|------------------|--|--------|------------------|----------------------|------------------|--------------|------|------------------|---------|-----------------|-------------------|
| 5206 | Oglala-Canyon complex, 3 to 9 percent slopes | 155.34 | 32.5% | | IVe | IVe | 38 | 2 | | 23 | 27 |
| 5201 | Oglala very fine sandy loam, 1 to 3 percent slopes | 135.24 | 28.3% | | Ile | Ile | 59 | 2 | 25 | 34 | 29 |
| 5202 | Oglala very fine sandy loam, 3 to 6 percent slopes | 81.00 | 16.9% | | IIle | IIle | 56 | 1 | 24 | 31 | 29 |
| 5215 | Oglala-Canyon very fine sandy loams, 9 to 30 percent slopes | 57.45 | 12.0% | | VIe | | | | | | 25 |
| 5291 | Vetal very fine sandy loam, 1 to 3 percent slopes | 39.25 | 8.2% | | Ile | Ile | 52 | 3 | 42 | 40 | 30 |
| 6031 | Tassel-Ashollow-Rock outcrop complex, 9 to 60 percent slopes | 9.87 | 2.1% | | Vlls | | 9 | | | | 6 |
| Weighted Average | | | | | 3.40 | *- | 43 | 1.6 | 14.6 | 25.6 | *n 27.5 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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