



LINCOLN COUNTY GRASS AND WILDLIFE



1,460± contiguous acres of hardland canyon pasture that is filled with wildlife.

MIKE LASHLEY

Owner|Broker

Mike's Cell: 308-530-0134

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PROPERTY HIGHLIGHTS

List Price	\$2,190,750
Location	10 miles South of Brady, NE
Legal Description	See Exhibit A

Acres 1,460.5±

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 \$12,680.58

Property Summary

South of Brady, NE sits a true sportsman's paradise. With 1,460± contiguous acres of hard canyon pasture land, this property is filled with elk, deer, wild turkey, and dove. There is excellent access via Callahan Road. Sections 1 and 2 are registered elk zones with the Nebraska Game and Parks Commission. The Sellers feel section 36 could also be given an elk zone tag. This would provide the full 1,460± acres with elk hunting opportunities. An out of state owner could apply for a resident or nonresident elk tag, conditional upon approval from the Nebraska Game and Parks.

The hardland canyon pasture is perfect for grazing cattle. In 2022, 135 pairs were grazed due to the drought, but in prior years, as many as 180 pairs were grazed for 5 months. **The property is available for the 2023 cattle grazing season, and will remain open for the 2023 grazing season.**

There are 3 water sources and 1 tank. The tank water source comes from a mutual agreement with the neighbor to the west of Callahan Road. It is a year-to-year arrangement with no future guarantees; however, the neighbor is cooperative to sharing the water that flows underneath Callahan Road. There is electrical power on the property via a submersible well located in Section 1.

This property presents a great chance to purchase hunting and grazing land in Eastern Lincoln County.

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.

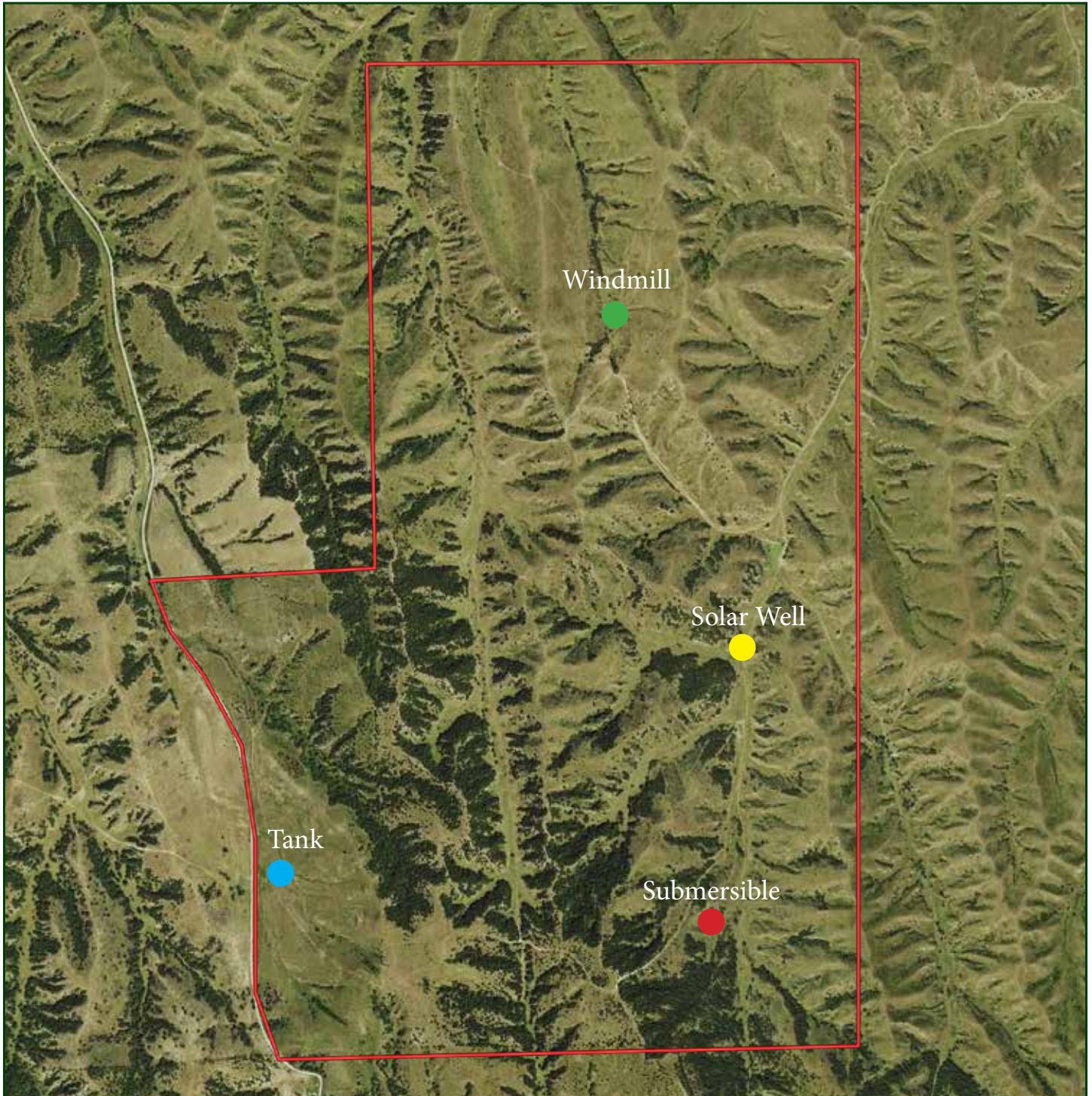
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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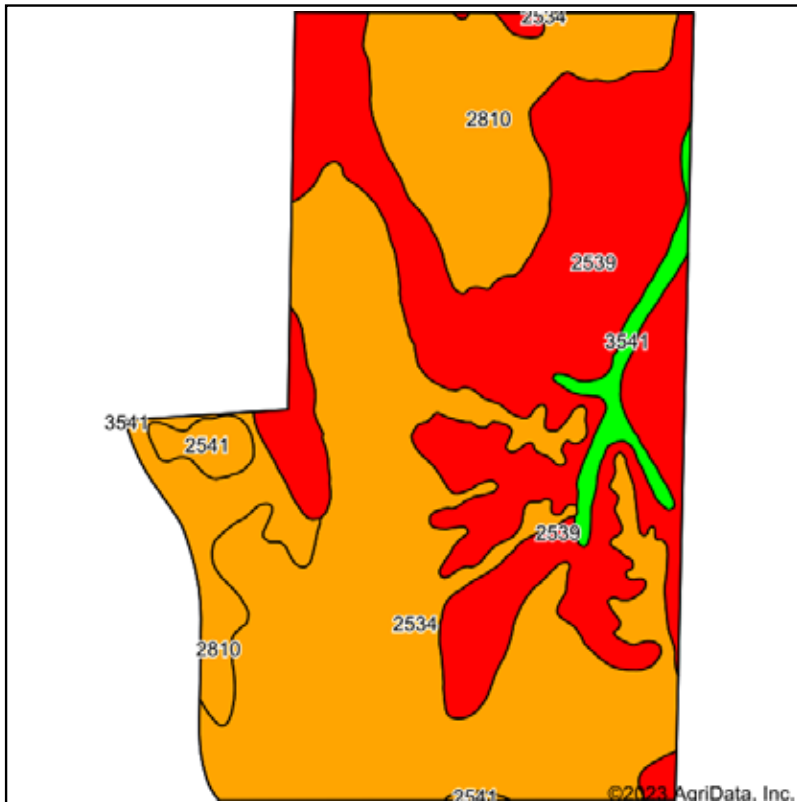
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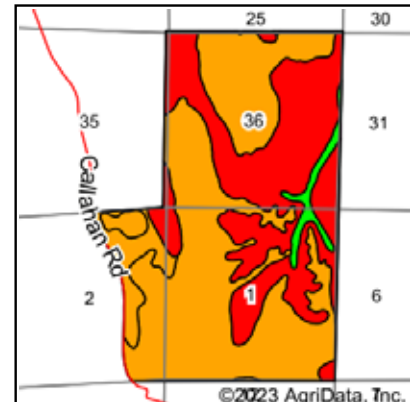
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SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Lincoln**
 Location: **1-10N-27W**
 Township: **Gaslin**
 Acres: **1459.04**
 Date: **5/2/2023**

LASHLEY
LAND AND RECREATIONAL
 BROKERS

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE111, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2534	Coly silt loam, 17 to 30 percent slopes	596.60	40.9%		Vle		22	28
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	541.35	37.1%		Vlle		46	27
2810	Uly and Coly silt loams, 11 to 30 percent slopes	265.42	18.2%		Vle		40	65
3541	Hobbs and McCook silt loams, occasionally flooded	35.39	2.4%		Ilw	Ilw	58	60
2541	Coly silt loam, 11 to 17 percent slopes, eroded	20.28	1.4%		Vle		44	48
Weighted Average					6.27	*-	35.4	*n 35.4

*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.

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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Brandi Housman, Leala Jimerson, Stephanie Miller, and DeAnn Vaughn

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