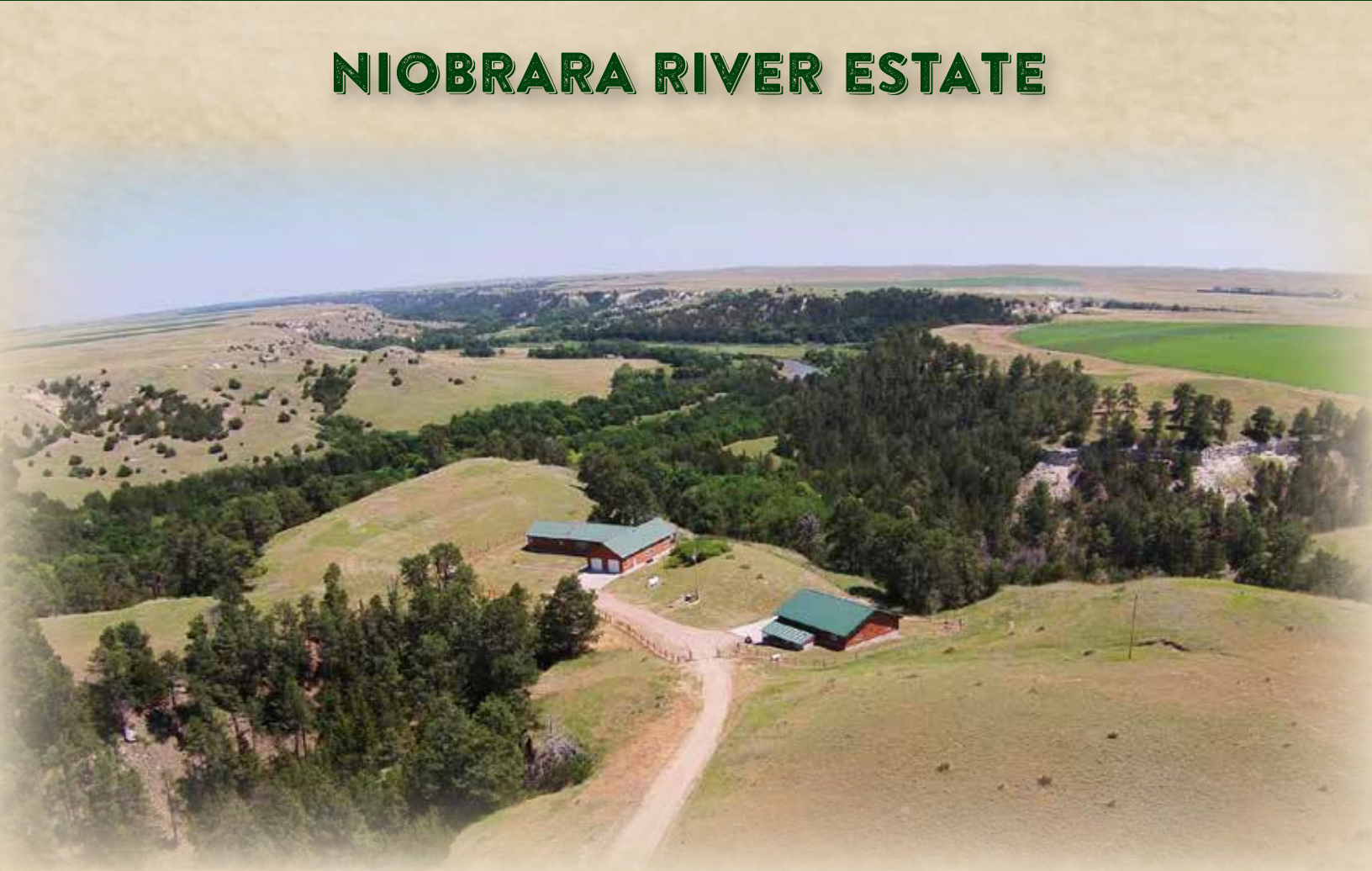




NIOBRARA RIVER ESTATE



A beautiful recreational ranch and home overlooking the Niobrara River.

MIKE LASHLEY

Owner|Broker

Mike's Cell: 308-530-0134

Email: mike@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$890,000**

Location 7 miles South and 2 miles West of Cody, NE 69211

Legal Description

PT N1/2 PT S1/2 S15-T33N-R34W of the 6th P.M. Cherry County, NE

Acres Timber Range: 175.70±
Improvements: 2.00±
Total: **177.70±**

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 **\$4,400.50**

Property Summary

A great recreational ranch and beautiful home that provides a mixed bag of excellent hunting. This home serves up some incredible views of the Niobrara River valley. Enjoy 503.45' feet of Niobrara River frontage along with a variety of wildlife including mule deer, white-tailed deer, and wild turkey. The home was custom built in 2004, and has 3 bedrooms, 2.5 baths, and 3,096 sqft. The deck overlooks the river making it a perfect place to relax at the end of the day. All appliances and most furnishings are included.

The insulated and heated storage building has 3,409 sqft. with all concrete floors. The overhead doors, siding, and metal roof all match the beautiful home. The building has all concrete floors and is plumbed with a frost free hydrant. It is big enough to store a full sized motor home.

There is an easement on the West road, starting at the Southwest corner of the property. The easement runs the length of the driveway. The current Owner has an easement granted by the neighbor that starts at the driveway and runs to the North boundary of the property.

This gorgeous estate has so much to offer! Call to schedule a showing!

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.

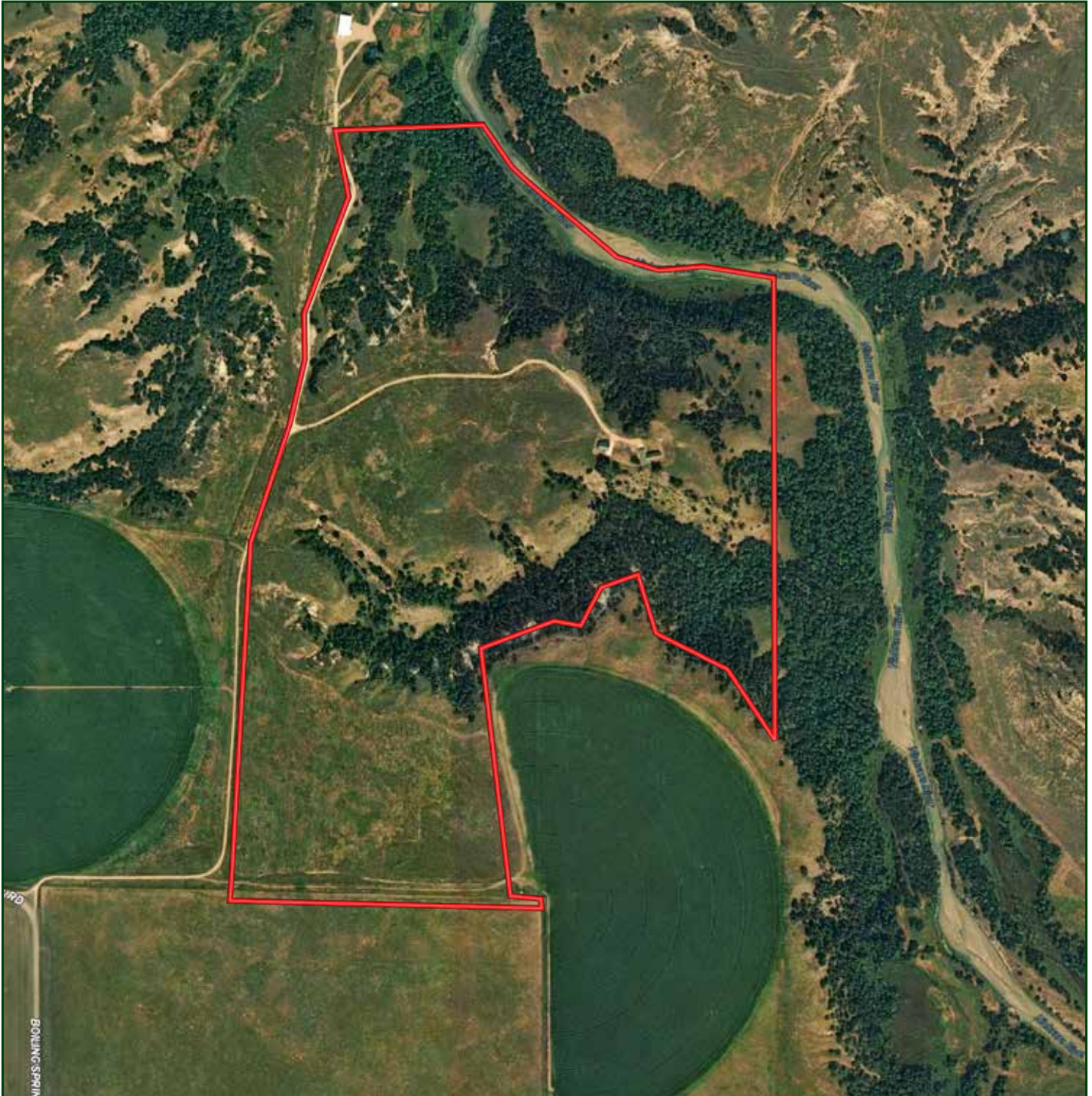
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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