



## KEYA PAHA COUNTY WILDLIFE AND ACREAGE



A private recreational retreat with 424± acres close to the Niobrara River.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: [april@lashleyland.com](mailto:april@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$1,950,000**

**Location** 11 miles North of Bassett, NE

## Legal Description

12 32 20 PTSW/4, PTSE/4 Hwy 7-147.76+/- Acres

11 32 20 SE/4-160+/- Acres

13 32 20 N/2NW/4, PT NW/4NE/4-116.89+/- Acres

**Acres** 424.65±

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** **\$2,914.78**

## Property Summary

Look at this rare and incredible opportunity to own 424.65+/- acres with well-established trails, live water, and a new home and garage that were built in 2021. There is an abundance of wildlife producing top-notch hunting and it generates income from cattle grazing. This property is located 11 miles North of Bassett with great access off state Highway 7 and is less than 2 miles from the Niobrara River.

The homesite was strategically placed to offer incredible views of the Niobrara River and was finished with high quality materials. There is 1,824 square feet of living space with three bedrooms and 1+3/4 bathrooms. The open concept home has a tastefully designed kitchen and living space with a fireplace. There is a large laundry/mudroom located next to the one car attached garage. The detached garage offers additional parking space for your vehicles, ATV's and has ample room for storage.

This unique and beautiful property is move-in ready. Whether you are looking for a new place to call home, or have been searching for a recreational retreat, this property is the perfect getaway.

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.

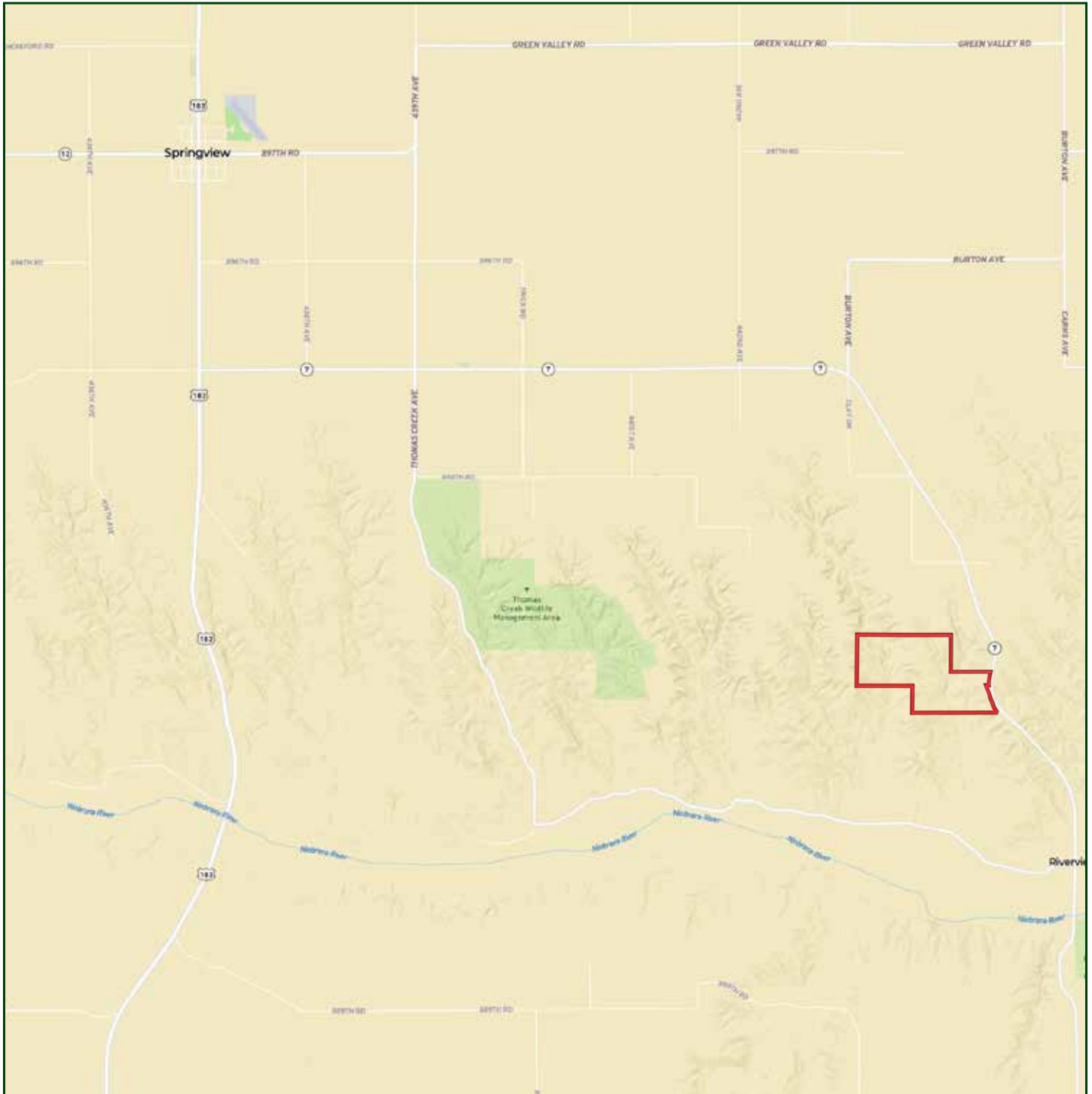
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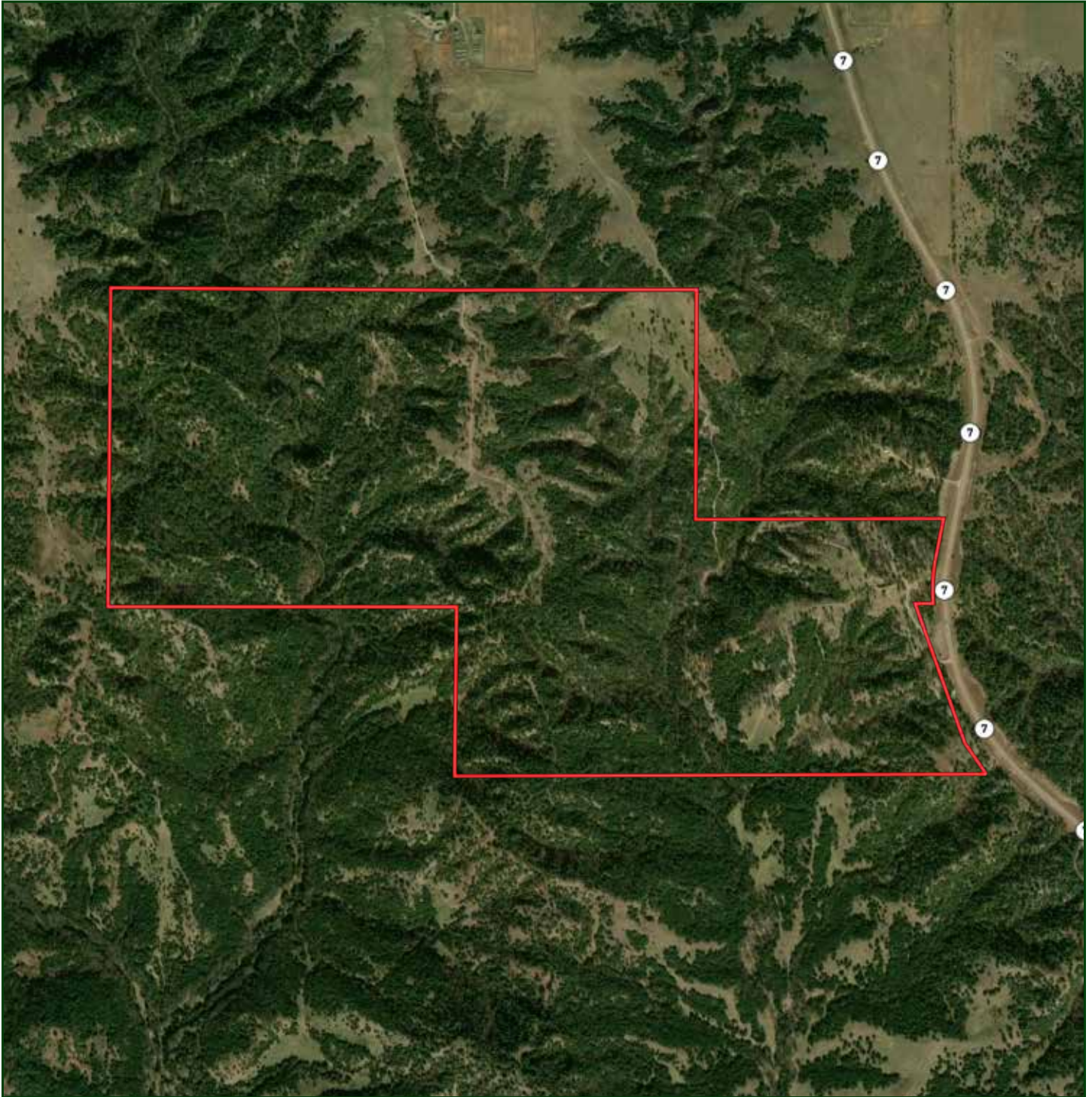
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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

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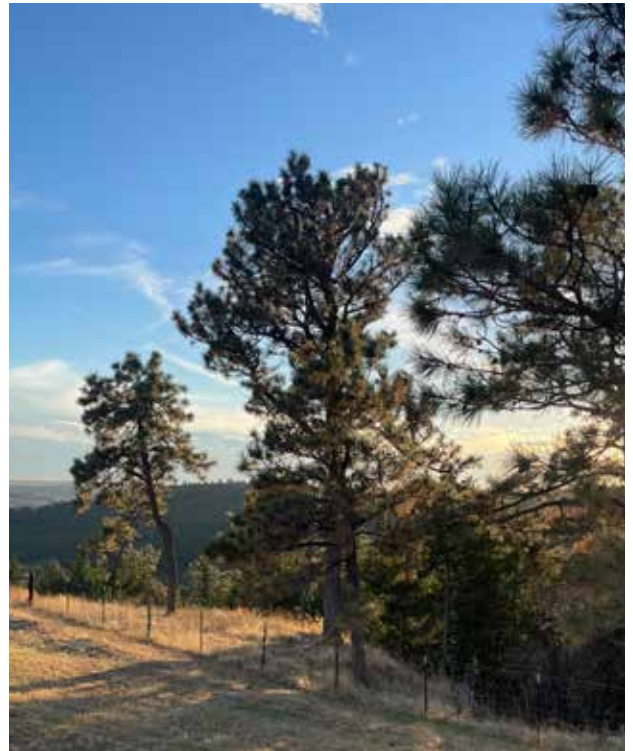
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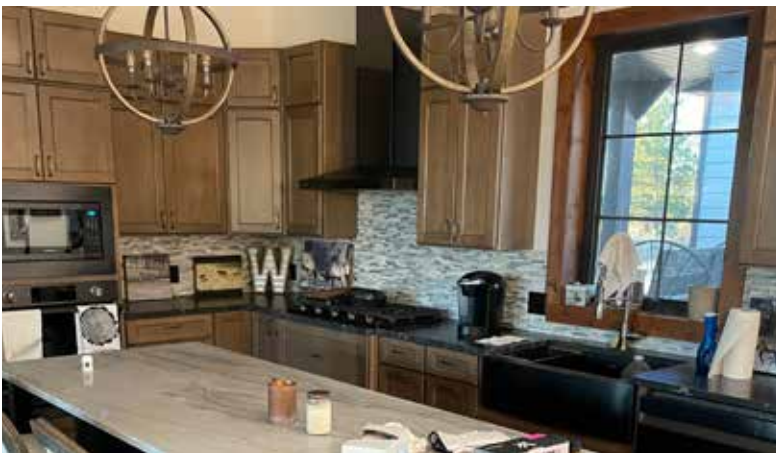
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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

## Contact Information

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