



GOTHENBURG PLATTE RIVER HIDEOUT



A peaceful recreational haven with 120± acres nestled along the Platte River.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$1,500,000**

Location 41442 Hwy 30, Gothenburg, NE

Legal Description

NW 1/4 South of R.O.W. Section 30- Township 11- Range 24 W of 6th P.M. Dawson County, Nebraska

Acres 120.54±

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 **\$8,788.36**

Improvements/Outbuildings

2,437 Sqft living quarters
50x60 attached building/shop
50x60 Lester pole barn storage
Garden shed

Property Summary

Nestled amidst the serene wilderness, this hunting property offers an unparalleled opportunity for outdoor enthusiasts and nature lovers alike. Spanning over 120+/- acres of pristine land, this haven is a sanctuary for those seeking refuge from the hustle and bustle of city life.

At the heart of the property stands a remarkable 50x60 Lester pole barn, a versatile structure ready to accommodate various needs. Whether storing hunting gear, equipment, or vehicles, this barn provides ample space and durability to withstand the elements.

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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For those yearning for comfort amidst the wilderness, the property features a luxurious 2,437 sq ft living quarters. With meticulous attention to detail, the living space exudes rustic charm while offering modern amenities for convenience. Here, relaxation and rejuvenation await after a day spent exploring the vast expanse of the outdoors.

Attached to the living quarters is a spacious 50x60 fully insulated shop, providing a perfect blend of functionality and comfort. Complete with a loft area, this shop offers endless possibilities, from crafting to woodworking, catering to the diverse interests of the property's inhabitants.

Situated along the tranquil Platte River, this property features coveted river frontage, providing not only scenic views but also prime hunting grounds for hunting and recreational enthusiasts. Additionally, a small fishing pond adds to the allure, offering opportunities for leisurely angling amidst the serene landscape.

The land itself is a masterpiece of natural beauty, adorned with a plethora of planted trees, including majestic burr oak and fragrant crabapple, creating a diverse habitat that attracts an array of wildlife. Whether you're tracking deer, turkey, or the occasional waterfowl, you'll find no shortage of game roaming these fertile grounds.

The thoughtful planning of the current owners is evident in every aspect of the property, from strategically placed food plots to meticulously crafted deer stand locations and large alfalfa field. Well-maintained trails meander through the landscape, offering easy access to prime hunting spots while ensuring minimal disturbance to the natural environment.

With its combination of practicality, comfort, and natural splendor, this hunting property stands as a testament to the harmonious coexistence of man and nature. Don't miss the chance to make this enchanting retreat your own and create lasting memories amidst the great outdoors.

The following blinds are on the property:

360 Blind, 8'

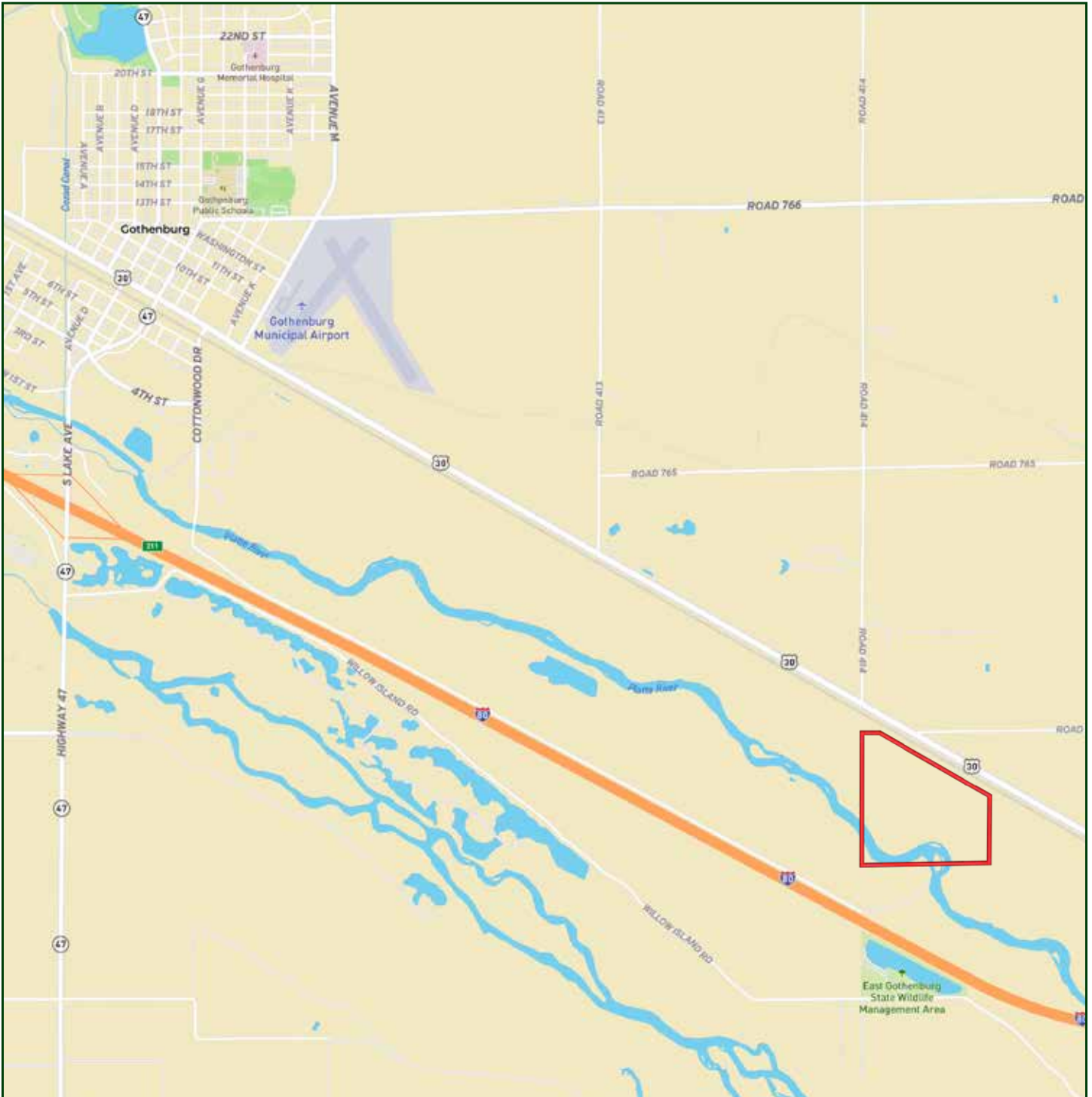
360 Blind, 16'

360 Shanty Hunter Blind, 8'

Two (2) Texas Type Homemade Box Blinds

Three (3) Tripods, 10-12'

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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 Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, and Alex Nelson

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2218 E. Walker Road • North Platte, NE 69101

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