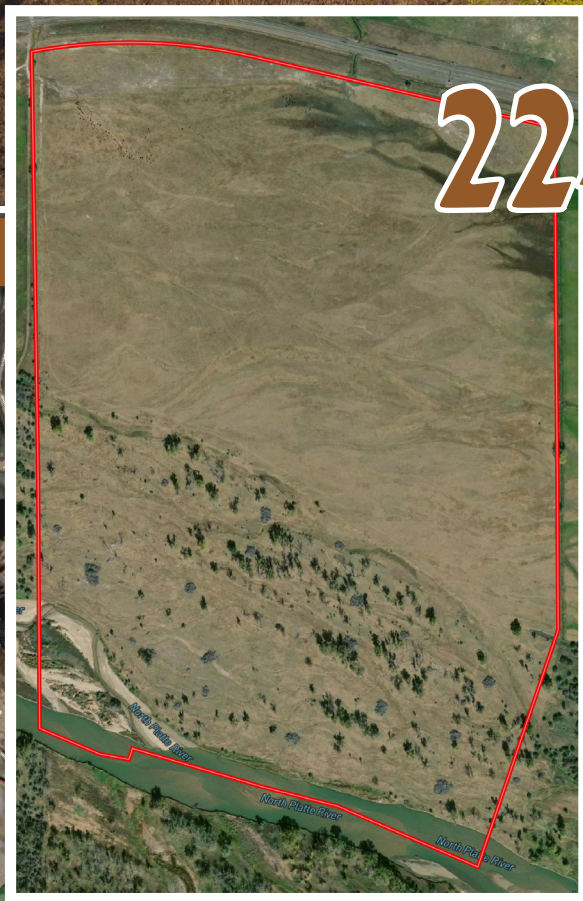




224.42 +/- Deeded Acres

Located in Morrill County, Nebraska



The seller is willing to divide the parcel North to South.

"Dedicated to the Success of Our Clients"

BRYAN KNOX

Associate Broker, Listing Agent

Mobile (402) 305-4870

Travis Dougherty - Broker

320 South 4th Street • O'Neill, Nebraska 68763

PO Box 857 • Toll Free (844) LND-MRKT

Website: www.LandMarketers.com

Land Management • Live Auctions • On line Auctions • Sales and Tax Deferred Exchanges
in Nebraska, Iowa & South Dakota





Deeded Acres: 224.42 +/-

Legal Description: PT LOT 1 13-20-52, LOT 1 (SESW), LOT 2 (SWSW), N1/2 SW 12-20-52

Real Estate Taxes: \$1,535.96 (2021)

Location: From Hwy. 385, Take Rd. 104 West for 6 3/4 miles, then go South on Rd. 83 for 1 mile, cross the tracks and go West on Rd. 102 for 1 mile, go South on the trail for 1/2 mile, cross the tracks, and the land is located on the Southeast corner with the green gates.

Listing Price: \$1,095,000

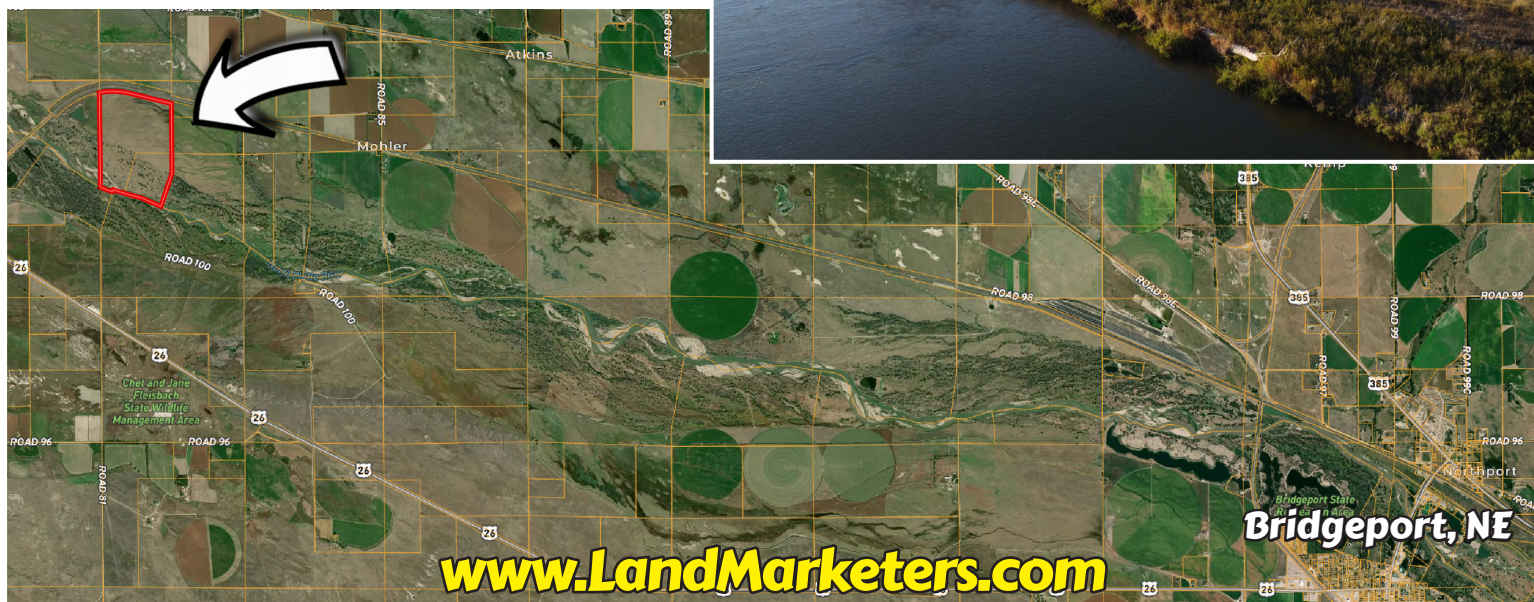
Here is a great opportunity to own your own hunting paradise. This tract has 1/2 mile river access on the North Platte River. There is a nice hay meadow for haying or grazing with live water. This property provides excellent hunting opportunities for white tail deer, turkeys, ducks and geese. The property is somewhat secluded but easy to get to with decent roads.

Call Bryan today to schedule your visit!!

The seller is willing to divide the parcel North to South.



**BRYAN
KNOX**
Mobile
(402) 305-4870



Land Marketers Realty has obtained this information from sources we have deemed reliable. All boundary lines contained in any advertising are for visual aid only and do not represent the location of any existing fence lines. Land Marketers Realty makes no guarantees, warranty or representation about the accuracy of this information. This information is submitted subject to the possibility of errors, omissions, price changes, or any other conditions. All prospective buyers are urged to consult with their own tax and legal counsel and conduct their own investigation of the property or transaction. Copyright © 2022 Land Marketers Realty. All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of Land Marketers Realty.