

# DODGE COUNTY RECREATIONAL PROPERTY FOR SALE

**168± Acres**

**SELLERS:**

**Wetlands America Trust Inc.**

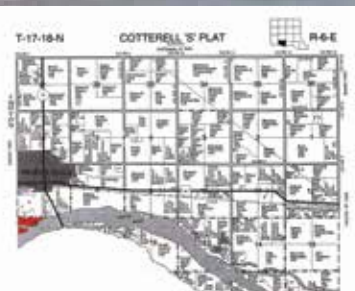


**DIRECTIONS TO LAND:** From Hwy. 79 and 30 junction in North Bend, go 8 blocks west to Cottonwood Street (Golf Course entrance). Turn south and go to Pioneer Lake Lot 1-12 gated entrance. Pioneer Lake gated entrance is the easement road to the property.

**NOTE:** This is an opportunity to purchase a rare piece of land that has over a 1/2 mile of river frontage and also included is an accretion. The property is heavily wooded but has had trees cleared for some of the best deer hunting around. Also, waterfowl and turkey can be hunted as long as you are 110 yards from the river bank. At the time of closing, the new buyer will be required to accept that the said property will be put into a conservation easement and if any changes to the land are desired by the new owner they will have to be approved by Wetlands America Trust, Inc. Included will be a small block of land to put a cabin or camper. Call Dan at 402-720-0768 for more information or a private showing.

**Asking Price - \$386,400**

Dodge/Saunders County Refuge - Those portions of Dodge and Saunders counties west of the Nebraska Highway 92 bridge at Venice within 100 yards of the banks of the Platte River are open to all deer hunting but closed to all other hunting.



**LEGALS:** TL 37 & 38 95A 13-17-5 (INCLUDES 44A RIVER)  
TL 100 & 101 73A 18-17-6 (INCLUDES 30A RIVER)

Call Dan today for  
a copy of the  
boundary survey -  
402-720-0768!



**HOME**  
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**CONTACT:**

**Dan Sanderson**, Real Estate Sales/Auctioneer  
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