

LAND FOR SALE

BIRDWOOD CREEK RETREAT

PRICE REDUCED



Location: From Hershey, NE, 4 miles north on N. Hershey Rd., then 3 miles west on W. North River Rd. to N. Birdwood Rd., then south, stay left at the split, road ends at the home.

Legal Description: Pt. Lot 8 in Pt. SE1/4 Section 2-T14N-E33W of the 6th P.M., Lincoln County, NE

Acres/Taxes: 68 acres that include 38 deeded + 30 of accretion; 2019 taxes payable in 2020 - \$3,925.66

Price: ~~\$425,000.00~~ **PRICE REDUCED! \$395,000.00**

Comments: Beautiful, secluded, end of the road getaway at the confluence of the Birdwood Creek and the North Platte River. Unlimited recreational opportunities including: fishing, waterfowl, deer, and turkey hunting.
Showing by appointment only.

Contact: **Bruce Dodson, Listing Agent - 308-539-4455 - bruce@agriaffiliates.com**
Mike Polk, John Childears, Don Walker, Chase Dodson, Brian Reynolds,
Tony Eggleston, Brad Atkins



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

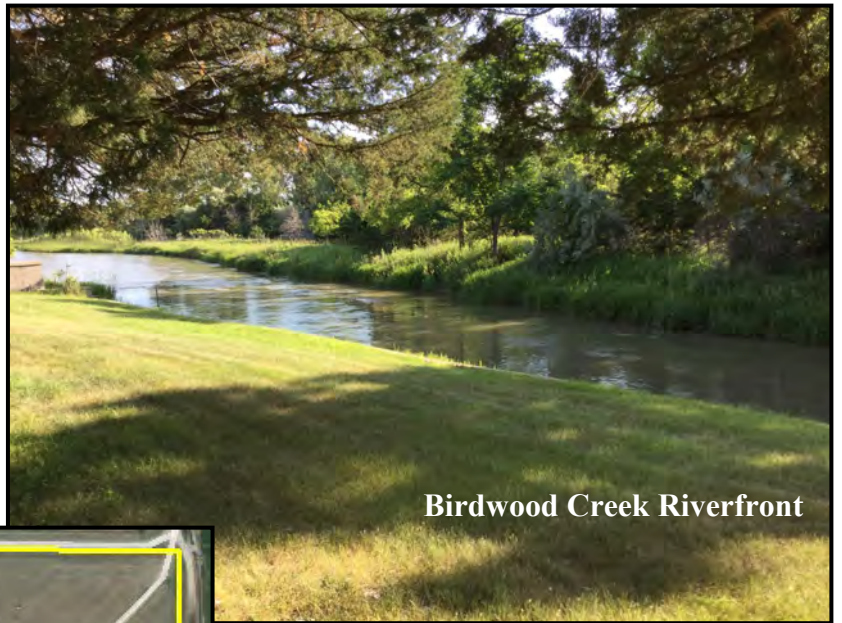
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Providing Farm - Ranch Real Estate Services

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PRIVATE RIVERFRONT



Confluence of the North Platte River
and the Birdwood Creek



Birdwood Creek Riverfront



Aerial View



Shed and Corrals



Productive hay meadows



Fishing Pond

THE GREAT OUTDOORS



Waterfowl hunting on the confluence of the
Birdwood Creek & North Platte River



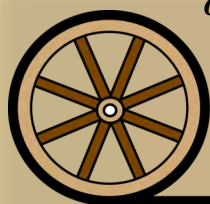
Abundant Deer and Turkey hunting



LOCATION



The perfect waterfront property with all the privacy of rural living only minutes from town.

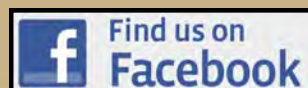


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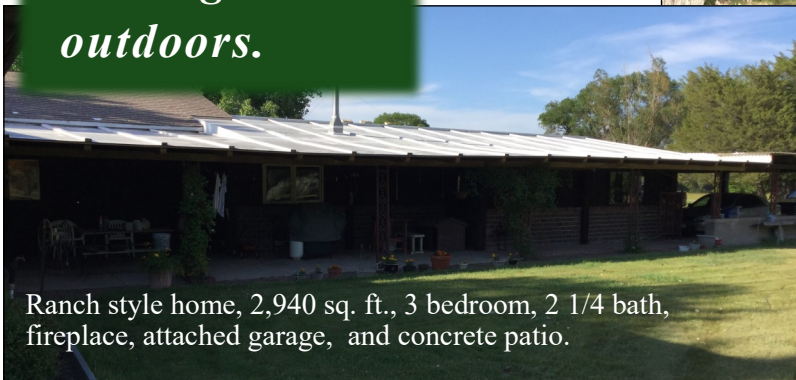
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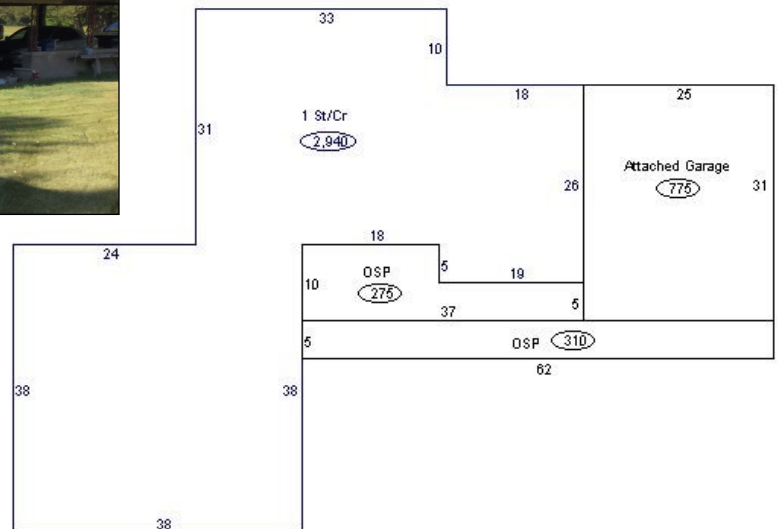
LAND FOR SALE

BIRDWOOD CREEK RETREAT

*The perfect
waterfront
property with
all the privacy
of rural living
in the great
outdoors.*



Ranch style home, 2,940 sq. ft., 3 bedroom, 2 1/4 bath, fireplace, attached garage, and concrete patio.



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RANCH HOME W/COVERED PORCH



View from dining room



Family room



Bedrooms with Views

