



NORTH LOUP RIVER RANGE & WILDLIFE

BLAINE COUNTY, NEBRASKA

342 +/- ACRES OFFERED IN 2 TRACTS

North Loup River Range & Wildlife is a beautiful river front property with excellent highway access, grazing and recreational opportunities with ducks, geese, turkey, white-tailed deer, and mule deer.



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Co-Listed with
LASHLEY
LAND AND RECREATIONAL
BROKERS



PROPERTY DETAILS

TOTAL PRICE - \$1,200,000.00

ESTIMATED PROPERTY TAXES - \$1,618.00



Carrying capacity: Owner rates each tract at 20 pair/5 month grazing season.

Legal to be further described after survey and title commitment:

S1/2NW1/4, SW1/4NE1/4, NW1/4SE1/4, PRT of SW1/4 Lying North of North Loup River 22-23-22 (255.44). An unknown number of acres to be determined by survey lying East of the Loup River in the SE1/4 of 21-23-22.

Location: This property is located less than 1 mile from Brewster and is 45 minutes South of Ainsworth with full services and an airport.



Property to be surveyed and fenced by seller.



TRACT 1
168 +/- ACRES
WEST SIDE OF HWY 7
PRICE - \$675,000.00

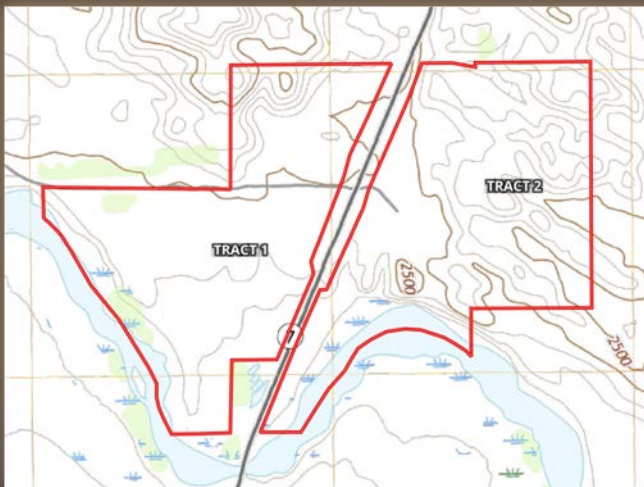
Tract 1 has been previously leased to an outfitter with several treed areas and offers great waterfowl hunting opportunities.



TRACT 2
174 +/- ACRES
EAST SIDE OF HWY 7
PRICE - \$525,000.00

Tract 2 has stunning views of the North Loup River and would be a great place to build your dream acreage.

PROPERTY MAPS AND PHOTOS



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