



40 +/- ACRES
JEFFERSON COUNTY, NE
RECREATIONAL PROPERTY



KORY KOCH (402) 364-3071

FARM & RANCH SPECIALIST

DAVENPORT, NE

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PROPERTY DETAILS



OFFERED AT \$210,000

Sitting along the Little Blue River and just a mile south of the Alexandria Wildlife Management Area is a beautiful hunting property. This 40+/- acres offers multiple hunting areas with open grass areas, river front and wooded areas. The grass offers an income as it can be harvested once a year. This property is enrolled in the Wachiska Audubon Society Conservation Easement preserving native tall grass prairie and woodlands. Please contact Kory for copy of easement.

Property Directions - From Hwy 136 south of Gladstone, turn north on 561st Ave. Travel 3 miles, turn left (west) onto 715th Rd for .2 miles. Turn right (north) onto Cape Ave for 1.7 miles. Turn right onto 560th Ave for .6 miles. From Alexandria, head east on NE Recreation Rd 85G for 2 miles. Turn right (south) on 559th Ave for 2 miles. Turn left (east) onto 717th Rd for 1 mile. Turn right (south) onto 560th Ave for .4 miles.

Total Property Acres (Per Assessor) - 40 +/-

Acres of Recreational: 27.5 +/-

Acres of Grassland: 11.5 +/-

Acres of Other: 1 +/-

Property Taxes - \$694.88

Legal Description -

Southeast 1/4 of Northeast 1/4 Section 20-Township 3 North-Range 1 East

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