



LAND FOR SALE

BOYD COUNTY, NEBRASKA



140.72 +/- ACRES

For more information, contact:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



Offered at \$492,520 or \$3,500 per acre

HIGHLIGHTS

PONCA CREEK FLOWS THROUGH PROPERTY

EXCELLENT HIGHWAY ACCESS

GREAT HUNTING

PASTURE WITH PROTECTION

ELECTRICITY & WATER ON SITE



VISIT US AT:

www.StrackeRealty.com

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PROPERTY INFORMATION

140.72 +/- ACRES

BOYD COUNTY, NEBRASKA

LEGAL DESCRIPTION: LOTS 2,3 EX. HWY.; W1/2SW1/4 SECTION 23, TOWNSHIP 33 NORTH, RANGE 10 WEST OF THE 6TH P.M.

PROPERTY DESCRIPTION:

This exceptional 140.72 +/- acre property offers scenic Ponca Creek frontage with excellent access off Highway 12. The diverse landscape features open grasslands, covered draws, and ideal food plot locations, creating a great habitat for deer and turkey. The pasture, a balanced mix of warm and cool season grasses, is ideal for grazing livestock, while the mature hardwood and cedar shelter belts offer natural protection. Electricity and rural water are on site offering a great place to build a home or cabin.

2023 TAXES: \$1,802.12

IMPROVEMENTS:

None

PROPERTY LOCATION:

Just on the South edge of Lynch, NE off Hwy 12.

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