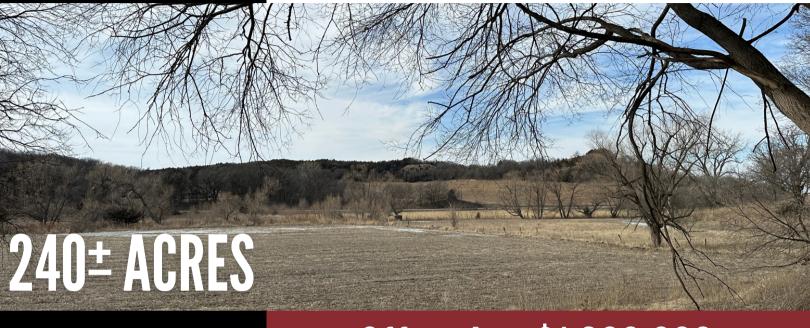


LAND FOR SALE

CEDAR COUNTY, NEBRASKA



For more information, contact:

KYLE CONNOT LAND SALES AGENT (402) 340-0493



Offered at \$1,200,000

PRIME HUNTING & INCOME POTENTIAL

23.2 +/- ACRES OF DRYLAND FARM GROUND & BROCK 7,500 BU GRAIN BIN

PASTURE WITH 2 STOCK DAMS

LOCATED ONLY 1.5 MILES FROM THE MISSOURI RIVER & NEAR BROOKY BOTTOM

AMES CREEK RUNS THROUGH PROPERTY

IDEAL AREA TO BUILD A HOME OR CABIN - POWER & WATER ACCESS



f

HIGHLIGHTS





VISIT US AT:

www.StrackeRealty.com

102 E. HWY 20 | STUART, NE 68780

CELL: (402) 340-0493 | OFFICE: (402) 340-2990

kyle@strackerealty.com

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PROPERTY INFORMATION

240 +/- ACRES CEDAR COUNTY, NEBRASKA

LEGAL DESCRIPTION: 24-32-3E SW: S1/2SE 240.00 AC. (PARTIAL LEGAL OBTAINED FROM CEDAR COUNTY ASSESSOR).

PROPERTY DESCRIPTION:

This 240 +/- acre Cedar County property offers an ideal blend of hunting, recreation, and income potential. With a strong history of producing trophy mule deer, whitetail deer, and turkey, it features rolling hills with mature hardwood trees. and well-established trails for easy access. Ames Creek runs year-round, complemented by two stock dams, 23.2 +/- acres of dryland farm ground, and pasture for livestock. Located just 1.5 miles from the Missouri River and near **Brooky Bottom Recreation** Area, this property is perfect for sportsmen, ranchers, or those looking to build a secluded retreat with power and water access.

2024 TAXES: \$3,900.60

IMPROVEMENTS:

Brock 7,500 bu Grain Bin

PROPERTY LOCATION:

From Obert: 3 miles north on 575th Avenue

KYLE CONNOT LAND SALES AGENT (402) 340-0493

















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