



LAND FOR SALE

KEYA PAHA COUNTY, NEBRASKA

200± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$800,000

HIGHLIGHTS

APPROXIMATELY 107± ACRES CROPLAND
APPROXIMATELY 93± ACRES PASTURE
SPRING-FED PONDS
MATURE TREES & CREEK
ELECTRICITY & WELL WATER
LIKE-NEW HIGH TENSILE FENCING
HUNTING & FISHING POTENTIAL



VISIT US AT:
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PROPERTY INFORMATION

200± ACRES

KEYA PAHA COUNTY, NEBRASKA

PARTIAL LEGALS: SW1/4 29-35-17 AND NE1/4SE1/4 30-35-17.

PROPERTY DESCRIPTION:

THIS 200± ACRE PROPERTY IN NORTH-CENTRAL NEBRASKA OFFERS THE PERFECT BLEND OF PRODUCTIVE FARMLAND AND RECREATIONAL PASTURE. WITH 107± ACRES OF DRY CROPLAND AND 93± ACRES OF PASTURE FEATURING SPRING-FED PONDS, MATURE TREES, AND A MEANDERING CREEK, IT PROVIDES BOTH INCOME POTENTIAL AND OUTDOOR ENJOYMENT. ELECTRICITY AND WELL WATER ARE ALREADY IN PLACE, PERFECT FOR A FUTURE CABIN OR FULL-TIME HOME. LOCATED NEAR NAPER AND JUST A SHORT DRIVE TO THE NIOBRARA AND MISSOURI RIVERS!

PROPERTY LOCATION:

FROM NAPER, NE:
APPROXIMATELY 9.5 MILES WEST ON HWY 12 TO HWY 137, THEN NORTH 1.5 MILES TO SPOTTED TRAIL ROAD, THEN WEST 2 MILES TO PROPERTY.

FROM BURKE, SD:
APPROXIMATELY 14 MILES SOUTH ON STATE HIGHWAY 47 TO SPOTTED TRAIL ROAD, THEN 2 MILES WEST TO PROPERTY.

PROPERTY TAXES: TBD

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