

LAND FOR SALE



190.34± ACRES | BOYD COUNTY, NE

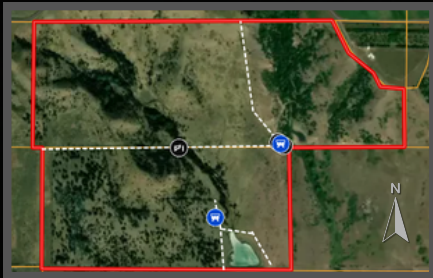
**OFFERED AT
\$685,000**

Niobrara River Valley Ranch & Retreat



PROPERTY HIGHLIGHTS:

- Stunning Niobrara Valley Views
- Excellent Hunting Opportunities
- Cross-Fenced Productive Pasture
- Mature Hardwood Timber & Draws
- Rural Water On Property



PROPERTY DESCRIPTION:

Take a look at this 190.34± acres of recreational pasture in the heart of the Niobrara River Valley, just a half mile north of the Niobrara River. Sweeping valley views, productive pasture, and exceptional hunting make this property truly unique.

A like-new 2024 Remote Coachmen camper and deer stand are included, allowing you to enjoy the property right away. Rural water, including two tanks, is on the property, with electricity nearby. Good access is available via the road, with an easement along the neighbor's driveway for added convenience. Whether you envision a weekend retreat, hunting lodge, or future homesite, the possibilities are endless. A rare combination of pasture, recreation, wildlife, and Niobrara Valley views.

PROPERTY LOCATION:

From Lynch, NE - Approximately 1/2 mile east on Hwy 12 to 503rd Avenue, then south 3 miles to Velvet Road, then east 4 miles to the property.

PARTIAL LEGAL DESCRIPTION:

F4-32-9 LOTS: 9,10 and 33-33-9 SE1/4 SW1/4; S1/2 SE1/4 LESS IRR. TRACT OF LAND LOCATED IN THE S1/2 OF THE SE1/4 (8.36 AC).

PROPERTY TAXES (2025):

\$1,621.12



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LAND SPECIALIST
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