

PRICE REDUCED

640 ACRES ±

ELK & CATTLE COUNTRY | LINCOLN COUNTY, NEBRASKA

LOCATION: 28 Miles southeast of North Platte; 15 miles north of Curtis in Cottonwood Canyon

LEGAL DESCRIPTION: ALL Section 23, Township 10 North, Range 28 West of the 6th P.M. Lincoln County, Nebraska

ABOUT THE LAND: 640 acres, more or less, according to Lincoln County Assessor's records. Gently sloping range, with trees in draws. Cross fenced in two pastures with windmill, multiple tanks and a dam. Joint use for two windmills on north boundary. Excellent secluded Elk Country – very good cattle grazing in Loess Hills.

ADDITIONAL LAND AVAILABLE: Offered in conjunction with a separate 686± acre property located less than 3 miles southwest. Buyers may purchase either tract individually or together.

2024 TAXES: \$5,498.12

PRICE – ~~\$1,150,000~~ REDUCED – \$1,085,440

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BIG GAME OPPORTUNITY: Elk Unit 5 Nebraska Game & Parks requires 320 acres for resident permit; 1,280 acres for non-resident permit. Children & Grandchildren are eligible to apply; can draw permit every third year.

