

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

NUCKOLLS COUNTY, NE

LAND FOR SALE



LITTLE BLUE RECREATIONAL & GRASSLAND

Location: West of Oak, Nebraska. From the west edge of Oak, 1/2 mile west on Road S or 1/2 mile south on Road 4450

Legal Description: Part of the North Half of Section 17, and Part of the East Half of the Northeast Quarter of Section 18, all in Township 3 North, Range 5 West of the 6th P.M., Nuckolls County, Nebraska

About the Land: 122.37 acres, more or less, according to Nuckolls County Assessor's records. Property consists of good-quality grassland, established timber, and frontage along the Little Blue River. It offers strong recreational opportunities with natural habitat supporting deer, turkey, waterfowl, and upland birds. The terrain provides scenic views, practical access points, and flexibility for a range of uses, including the potential for a home or building site. A versatile property with solid agricultural and recreational appeal.

Conservation Reserve Program: According to the USDA, 88.65 acres are enrolled in the CRP Grasslands program. This contract pays \$30 per acre and allows grazing under an established grazing plan on file with the USDA.

2025 Taxes: \$ 1,487.98

Price: \$ 525,000

10% Earnest money payment on signing of purchase contract, remainder at closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384

308.234.6266 marshallauction.com

2033 Central Ave
Kearney, Nebraska



Maps are for illustrative purposes only — not intended to represent actual property lines.

