

# PRICE REDUCED

IMMEDIATE POSSESSION AVAILABLE  
ACCESS OFF OF COTTONWOOD ROAD

## 686 ACRES ±

### ELK & CATTLE COUNTRY | LINCOLN COUNTY, NEBRASKA

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

**LEGAL DESCRIPTION:** North Half of Section 4; South Half and Southwest Quarter of Northwest Quarter of Section 33, Township 10 North, Range 28 West of the 6th P.M. Lincoln County, Nebraska

**ABOUT THE LAND:** 686 acres, more or less, according to Lincoln County Assessor's records. Sloping range with trees for big game cover; cropland to the south enhances elk activity. 1/2 mile off of county road. Two windmills plus two dams. Enough trees for Elk, but very open for cattle grazing. Historic Elk activity with good hunting opportunities.

**ADDITIONAL LAND AVAILABLE:** Offered in conjunction with a separate 640± acre property located less than 3 miles northeast. Buyers may purchase either tract individually or together.

**2024 TAXES:** \$ 5,895.18

**PRICE - ~~\$1,225,000~~ REDUCED - \$1,155,910**

**John Childears, Listing Agent**

**(308) 539-4450**

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**Miles Marshall, Broker**

**Luke Huddleston, Sales Manager**



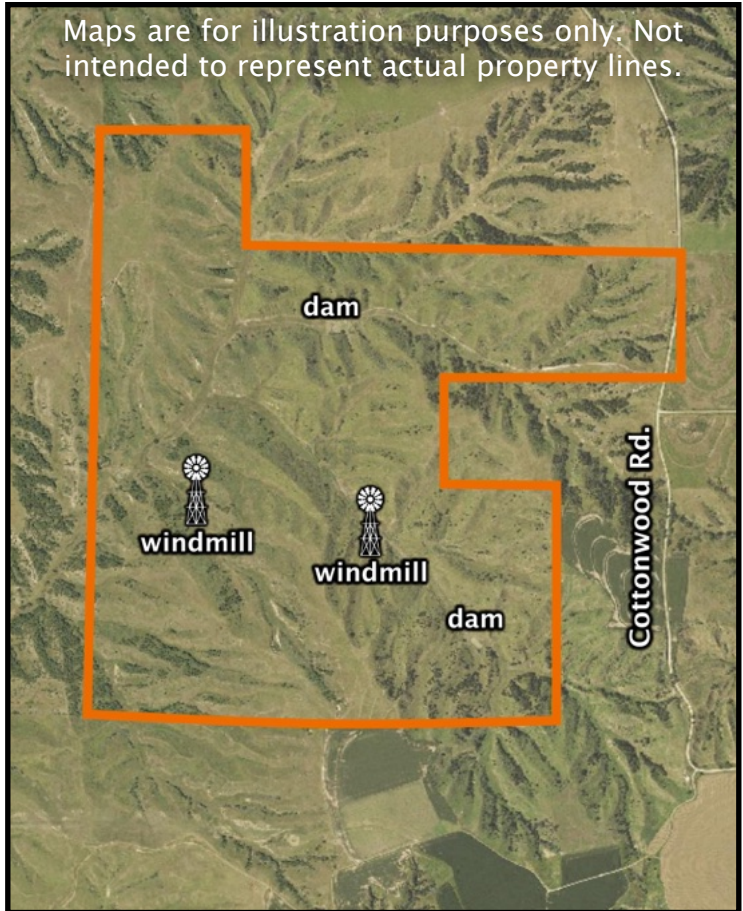
**308.234.6266**



**marshallauction.com**



**2033 Central Ave  
Kearney, Nebraska**



**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.

