

LAND AUCTION



158.869 AC± | 1 TRACT | HALL CO, NE

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/18/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: QUALITY INN & CONFERENCE CENTER | 7838 S US HWY 281 | GRAND ISLAND, NE 68803

If you've been waiting for the opportunity at a multi season, multi-game hunting property, located in the central flyway, with private access and offers qualities that the whole family can enjoy, this is the one!

Spend the early fall mornings in the duck blind overlooking one of the multiple sandpit lakes on the property. As November approaches and the deer woods begin to heat up, trade the duck blind for a tree stand in the pinch between the crop ground and lakes. Once the woods cool down and the migration heats up, head back to the water for more waterfowl activity that will keep you busy well into the late winter! After the shotguns are cleaned and stowed for the season it will be time to get the camera out to capture the migration of the sandhill crane. This property lies in the heart of the "pinch in the hourglass" along their annual migration! Once the last of the birds have moved on and the sunshine of spring brings on new growth, it will be time to get the John boat out and dust off the fishing poles. Catch bass until your thumbs ache and let the kids catch bluegill until their arms are sore!

The property has been cleared of tall brush to allow for early successional regrowth. The South Channel Platte River meanders through the southern border of the property and boasts mature timber adjacent to neighboring crop fields. Access is provided through a private gated entrance at the southwest corner of the property as well as access from West Platte River Road. There is only a short drive to a hardtop highway and a few short miles away is access to Interstate 80. The privacy that this property offers is nearly unmatched when coupled with the luxury of the proximity to well-maintained highways, the interstate and amenities of Grand Island, Nebraska.

Don't miss out on a once in a lifetime chance to own a piece that checks this many blocks off the recreational property list!



TRACT 1: 158.869 ± ACRES

Deeded acres: 158.869

Taxes: \$3,500 est

Lease Status: No Leases

Possession: Possession at closing

Survey needed?: No survey needed

Brief Legal: S ½ S16 and part NW ¼ S21 T9N R11W Hall Co, NE

PIDs: 400229870, 400230086

Lat/Lon: 40.7456, -98.5642



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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