

LAND FOR SALE



Dawson Co. Sportsman's Haven

201 ± ACRES | DAWSON COUNTY, NEBRASKA

The dream property for all types of recreation....

- Hunting • Fishing • Kayak/Canoe, and more!

SHOWING BY APPOINTMENT ONLY!



Bonnie Downing, ARA

LISTING AGENT:

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View Full Brochure
& Listing



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PROPERTY INFORMATION

LOCATION:

From the Cozad I-80 Exit, south on HWY 21 for approximately 3 miles to Road 757. Then east on Road 757 for approximately 3 miles to an easement to get to the property. Or, take the Darr I-80 Exit, southwest on Road 755 to Road 423. Then north on Road 423 for 2 miles to the easement.

LEGAL DESCRIPTION:

Commencing at a point 1,215 ft. East of the Southwest corner of Section 27-T10N-R23W of the 6th P.M., Dawson County, Nebraska; thence North 3,379 ft. to the Platte River; thence Southeasterly along the South bank of said river to a point on the North-South section line which is 1,747 ft. due North of the Southeast corner of said Section; thence South along said Section line 1,747 ft; thence West 4,080 ft. to the place of beginning, together with an Easement for ingress as set forth in an instrument filed March 10, 1995 and recorded at Book 153, Page 264 of the records of Dawson County, Nebraska

ACRES & TAXES:

201.50 Tax Assessed Acres
2022 Taxes due in 2023: \$3,609.46

SOILS:

80% Gothenburg soils and 20% Water.

PRICE:

\$1,395,000.00

Recreational Opportunities

Include Whitetail Deer, Waterfowl, Turkey, and many other wildlife that frequent the Platte River.



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