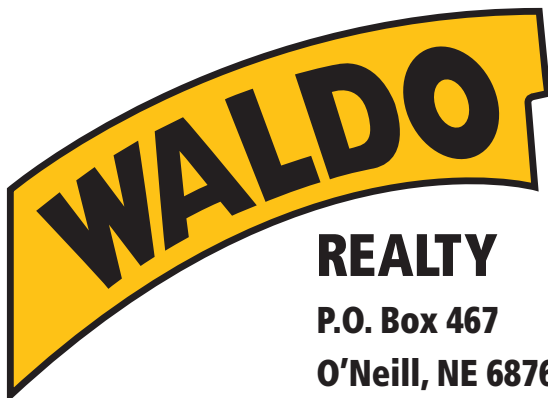




**FOR SALE**

**487.5 +/- Acres**

Keya Paha County, Nebraska



**REALTY**  
P.O. Box 467  
O'Neill, NE 68763

Contact Waldo Realty for further  
information on this property.

**402.336.4110**

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**DEEDED ACRES:** 487.5 +/- Acres

**PROPERTY LOCATION:** From Bassett, NE North on State Hwy 7 to the Niobrara River bridge and at the Junction of State Hwy 7 and Riverview Road West 3-1/2 miles or from the junction of State Hwy 7 and Thomas Creek Rd. 5-1/2 miles South to the subject property.

**PROPERTY DESCRIPTION:**

This narrow property lies between two pronounced canyons filled with wildlife. The Northern portion offers a very flat narrow plateau of farmland stretching over 1 mile (virtually a 94 acre food plot). Deer blinds have been strategically placed for both rifle and bow hunters. There are numerous areas for cabin settings overlooking the Niobrara River and canyons filled with Ponderosa Pines. This ranch has been enhanced and outfitted by Whitetail Paradise LLC for years with excellent wildlife management and controlled harvesting of deer. The 94 acres of cropland has produced alfalfa, soybeans and corn with milo planned as a rotation crop for 2016. A tenant is in place willing to continue the farming program if the buyer so desires. In addition the pasture will run 20 cow/calf pair for summer grazing. **This could be one of the finest hunting properties Waldo Realty has marketed to date.** A well-manicured, managed and beautiful property. **Please give us a call for a personalized tour.**

**REAL ESTATE TAXES:** \$2,581.00

**PRICE & TERMS:** \$731,250.<sup>00</sup> Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

