

# LAND FOR SALE



## Hall County Hidden Acreages

127.00 ± ACRES | HALL COUNTY, NEBRASKA

*Attractive acreage in the heart of the tri-cities of Nebraska!*



Adam D. Pavelka, JD



Jeffrey D. Parr

### CO-LISTING AGENTS:

ADAM D. PAVELKA, J.D.

C: 402.984.7744 | E: Adam@AgriAffiliates.com

JEFFREY D. PARR

C: 402.984.7410 | E: JeffParr@AgriAffiliates.com

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## PROPERTY INFORMATION

**LEGAL DESCRIPTION:**

Approximately 127.00 ± acres in the Southeast Quarter (SE¼) of Section Ten (10), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

**LOCATION:**

From Doniphan, Nebraska: 2 miles west on Platte River Drive, then ½ mile south on Buffalo Road, to the northeastern corner of the property. Within a 20 minute drive to either Hastings or Grand Island, or a 45 minute drive to Kearney, Nebraska!

**ACRES & TAXES:**

Estimated Tax-assessed Acres | 127.00 acres  
Estimated 2024 Real Estate Taxes | \$2,900.00

**LEASES:**

Pasture lease expires November 1, 2024, with a portion of crop land under a lease expiring February 25, 2025.

**SOILS:**

Primary soils on the property consist of Gates silt loam, with slopes ranging from 0-11%.

**NRD:**

Central Platte Natural Resources District.

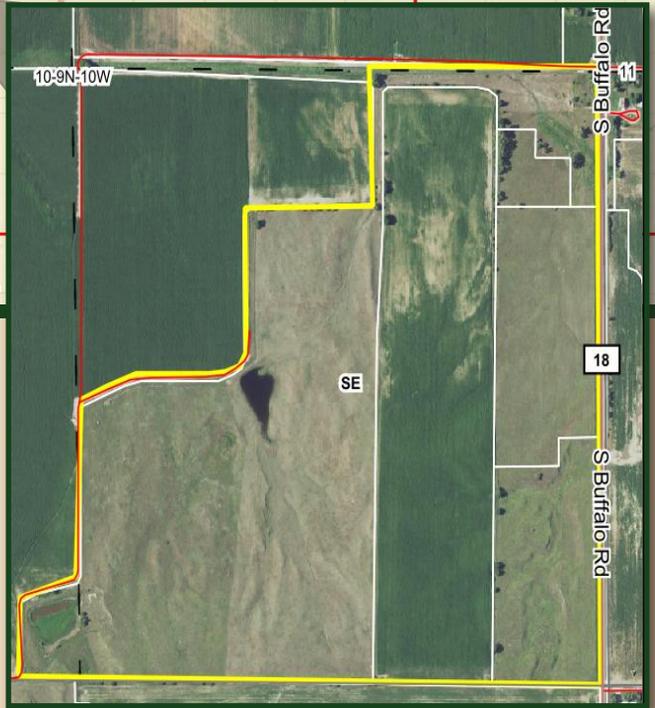
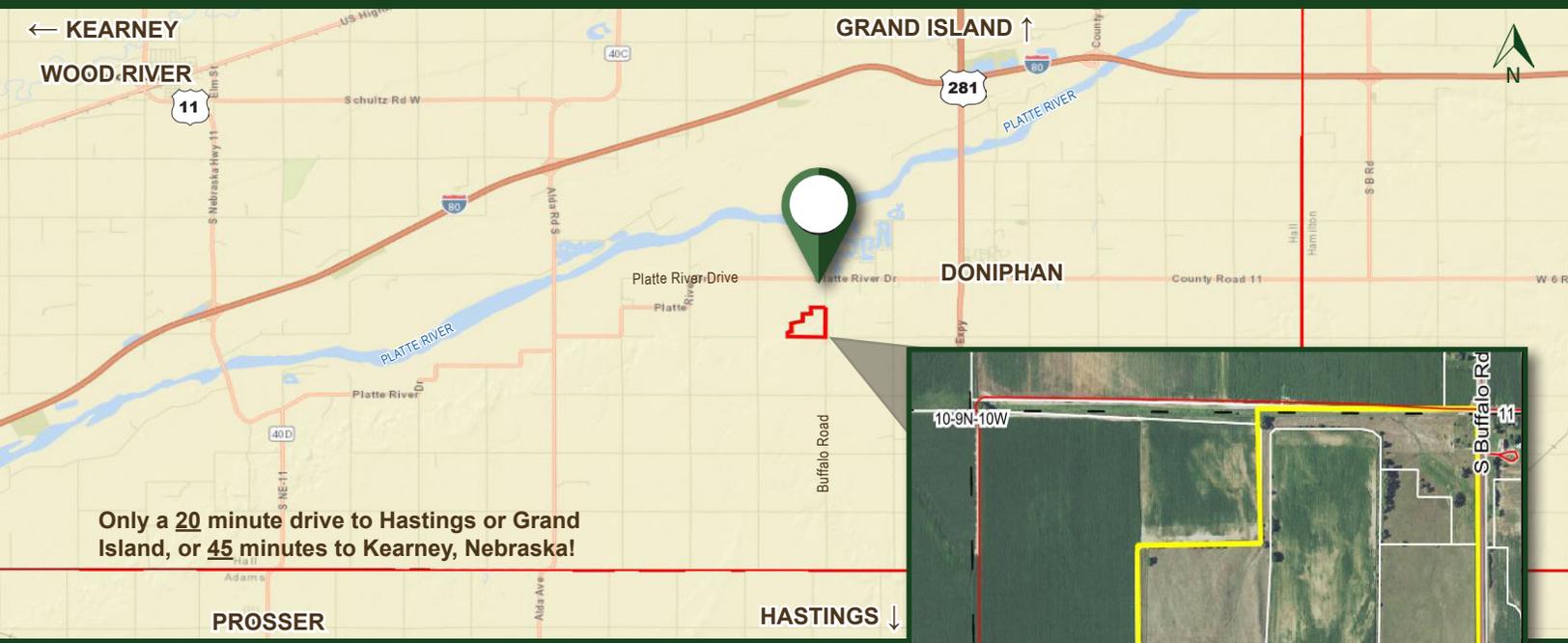
**COMMENTS:**

Extremely attractive acreage, located ½ mile south of Amick Acres, near Doniphan, Nebraska. This pastureland along with dry cropland, is currently used for cattle and grain production. It has tremendous potential for numerous uses such as a residence with a large acreage, a multi-residence development, or simply a home for you to enjoy your cattle or horses. This is a rare opportunity to own a property with significant potential in an area with excellent access to the tri-cities of Nebraska and beyond!

**PRICE:**

**\$750,000.00**







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