

# LAND FOR SALE

**PRICE REDUCED!**

## Moran Canyon Combination

438 ± ACRES | LINCOLN COUNTY, NEBRASKA

A unique mix of dryland crop acres and canyonland range making it an attractive opportunity for both agriculture and recreation.

Located in the heart of Elk Unit 5, the land is not currently eligible for landowner elk tags, but it is well known for its abundant wildlife seen throughout the canyon including elk, turkey, and deer. The property also showcases scenic views of Sioux Lookout and the Platte River Valley.



Bruce Dodson, AFM

### LISTING AGENT:

**BRUCE DODSON, AFM**

C: 308.539.4455

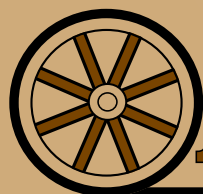
E: Bruce@AgriAffiliates.com

*Chase Dodson, D.J. Lunkwitz, Bonnie Downing, Faith Correll, Don Walker, Mike Wilken, Dallas Dodson*



See Full Online Listing

Offered exclusively by:

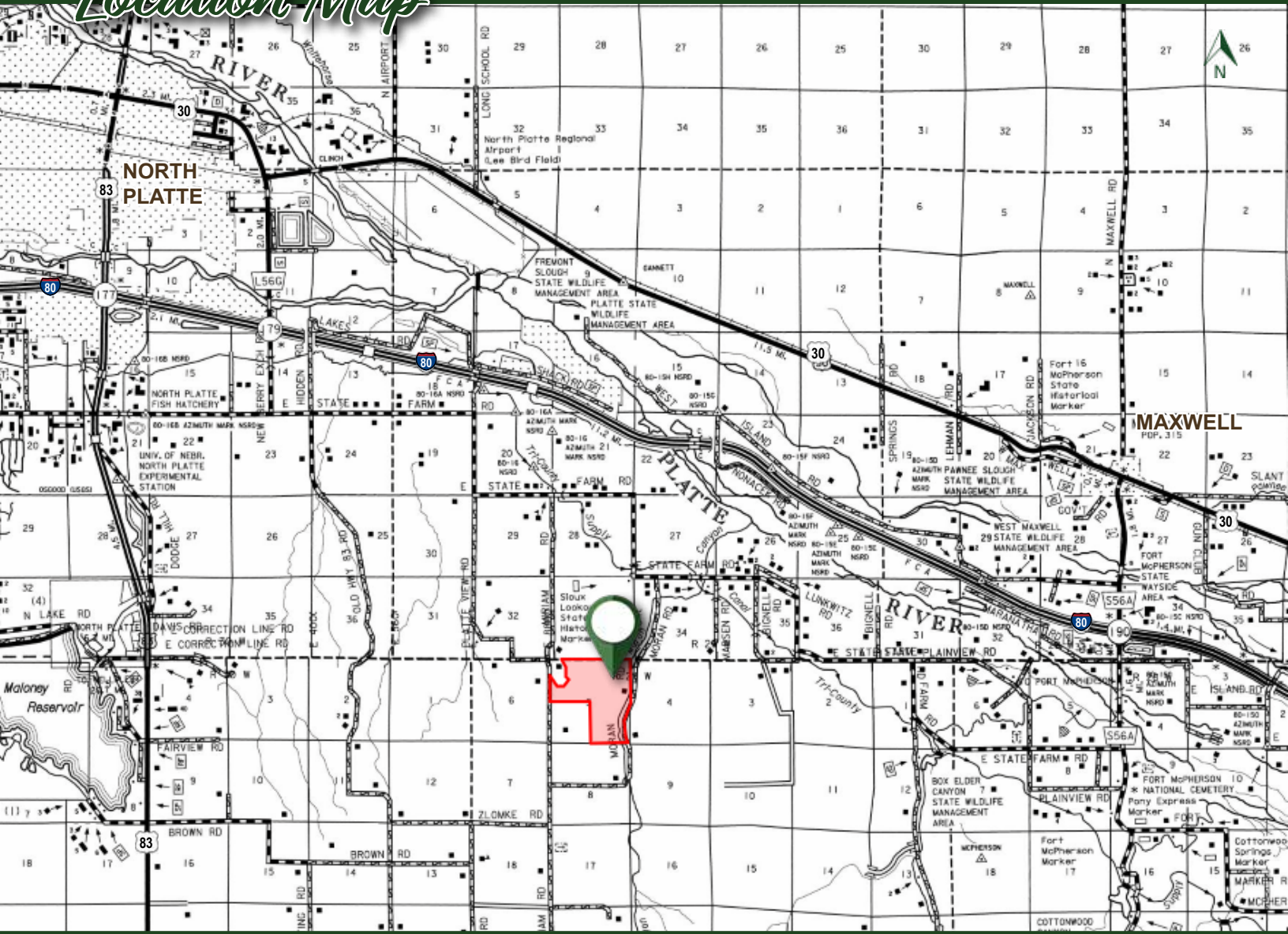


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*Location Map*



# Property Details

**LEGAL DESCRIPTION:** Pt. N1/2 & Pt. SE1/4 Section 5, Township 12 North, Range 29 West of the 6th P.M. in Lincoln County, Nebraska.

**LOCATION:** From North Platte: Head east on East State Farm Road for 6½ miles, then turn south onto Miriam Road and continue for 2¼ miles. The property will be located on the east side of the roadway.

**ACRES & TAXES:** 438 ± estimated acres, *to be surveyed* 2024 entire property real estate taxes paid in 2025: \$3,660.16  
*The tract to be surveyed and excluded is estimated at 34 acres.*

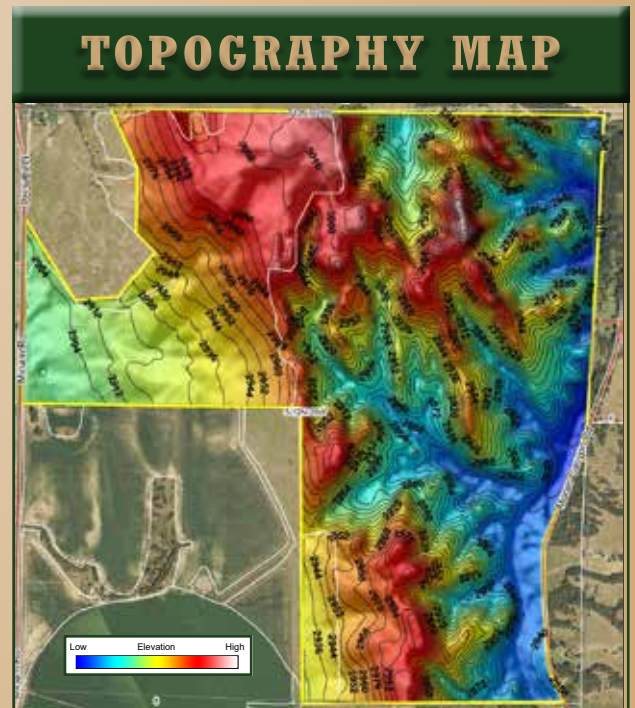
**LAND USE:** 120 acres or Dryland  
314 acres Grass  
3.7 acres Roads

**NRD:** Twin Platte Natural Resources District

**EQUIPMENT:** Two windmills with older tanks, not in use. One submersible pump and tank with easy access off county road.

**PRICE:** ~~\$1,102,500.00~~ **\$992,250**

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# 438 ± acres Moran Canyon combination property.

Discover a rare combination of productivity, wildlife, and scenic views.

Situated in Elk Unit 5, this land offers abundant wildlife opportunities with elk, turkey, and deer frequenting the area—though it is not currently eligible for landowner elk tag.

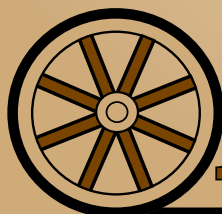


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