

LAND FOR SALE



Bloomington Rec. Retreat 150 ± ACRES | FRANKLIN COUNTY, NEBRASKA

Mature trees, exceptional topography, water features combined with great hard-land pasture make this property an amazing opportunity for the avid outdoorsman or cattleman.



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LISTING AGENT:

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& Listing



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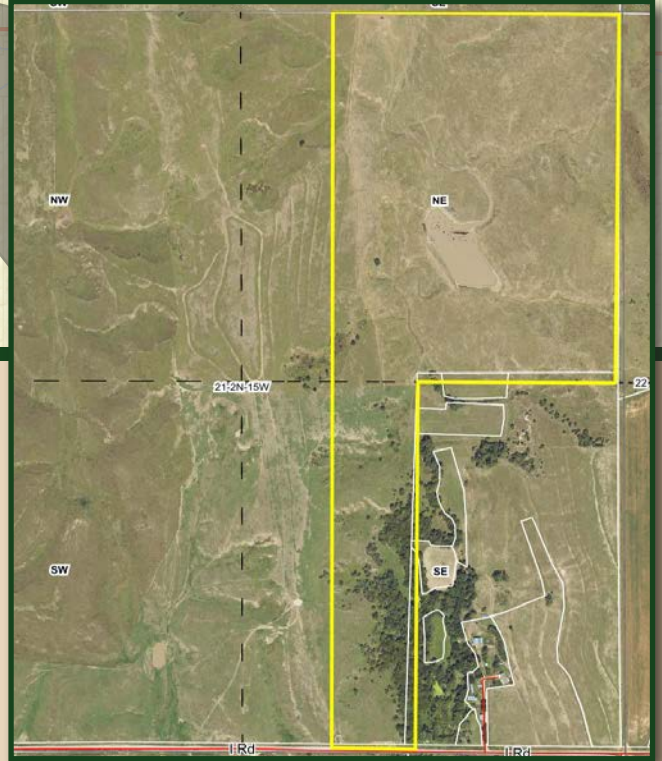
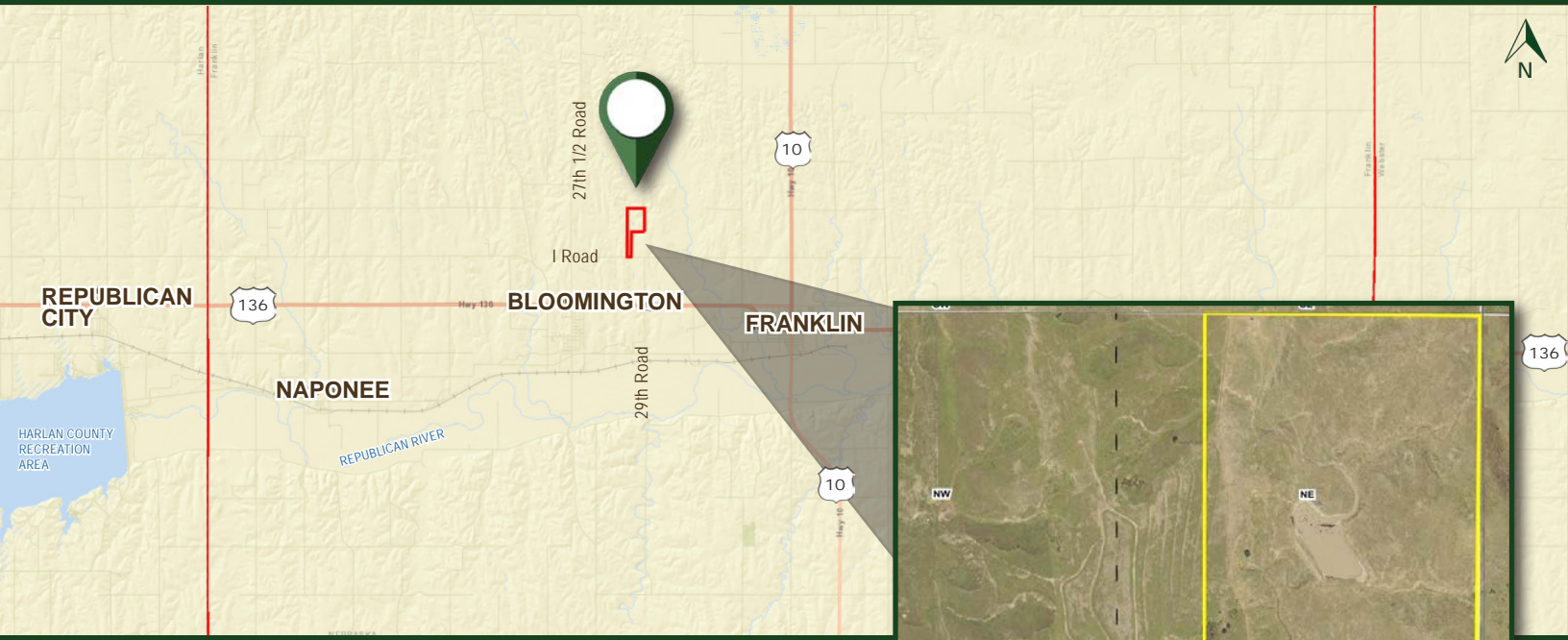
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	The East Half of the Northeast Quarter (E½NE¼) and the East Half of the West Half of the Northeast Quarter (E½W½NE¼) and the East Half of the West Half of the Southeast Quarter (E½W½SE¼) of Section Twenty-One (21), Township Two (2) North, Range Fifteen (15) West of the 6th P.M., Franklin County, Nebraska.
LOCATION:	<u>From Bloomington, Nebraska:</u> 1 mile north on 27th ½ Road, then ⅝ mile east on I Road, to the southwestern corner of the property.
ACRES & TAXES:	Estimated Tax-assessed Acres <u>150 ± acres</u> Estimated 2024 Real Estate Taxes <u>\$1,600.00</u>
LEASES:	Full possession after the 2025 grazing season!
SOILS:	Primary soils on the property consist of Nuckolls-Hobbs complex with slopes ranging from 6-30%.
NRD:	Lower Republican Natural Resources District.
COMMENTS:	Don't miss this opportunity to purchase this property which includes portions of native grass, water features combined with dense tree cover, making this an exceptional location for deer, turkey, and the area's growing upland game populations.
PRICE:	\$560,000.00







Don't miss this chance to purchase this excellent property that includes native grass, water features combined with mature trees creating an exceptional habitat for area wildlife!



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