

~ River Paradise ~



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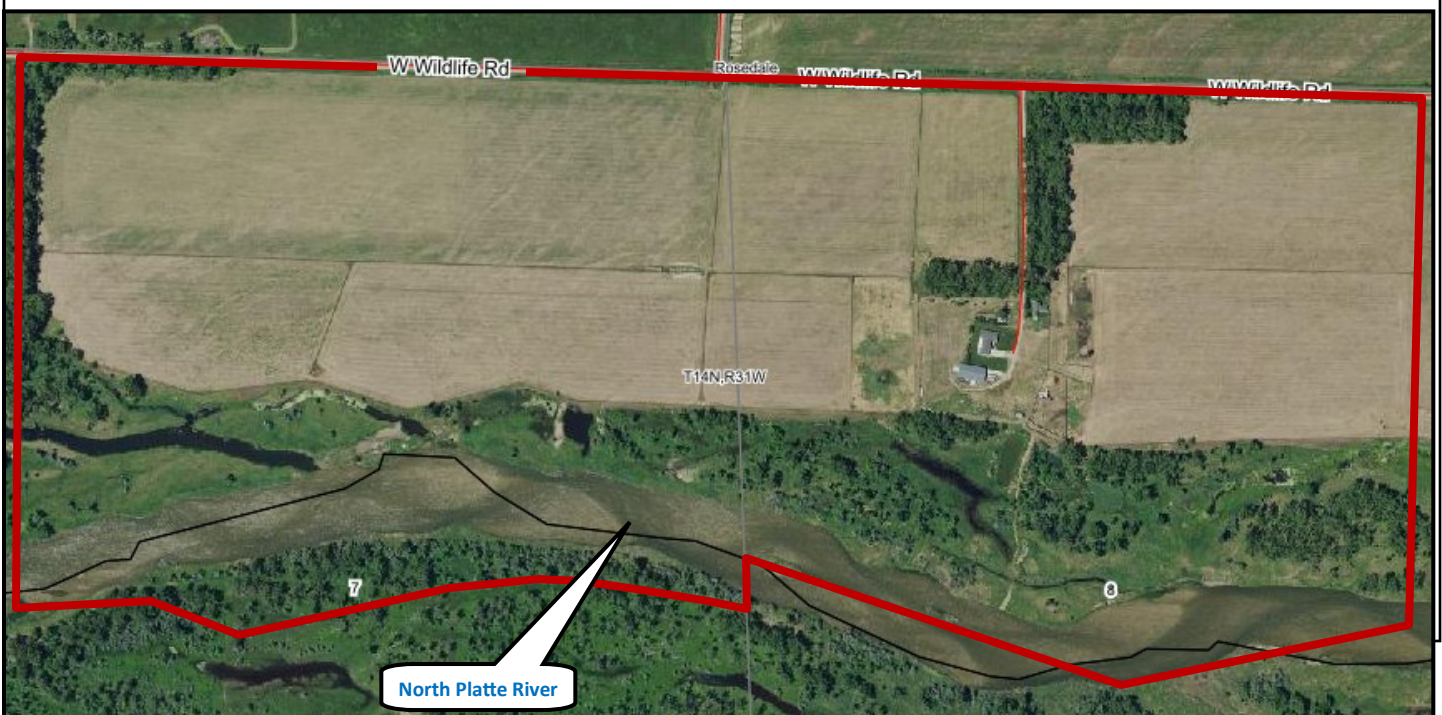
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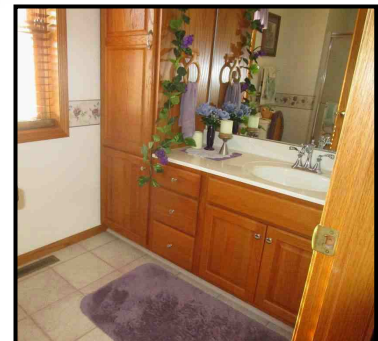
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Shown by Appointment Only

- Legal:** Lots 1&2 - NE1/4 Section 7; Lots 3&4 - Section 8; with accretions T14N-R31W Lincoln County.
- Location:** 1 mile north of North Platte, 8 west on North River Road, 2 west to 11650 West Wildlife Road.
- Acres:** 242 assessed acres: 136 acres meadow; 91 acres accretion; 4 acres road; 11 acres site.
- Taxes:** 2020 real estate taxes payable in 2021 \$9,335.
- Soils:** Typical to the North Platte River valley: Lex loam Class IV; Alda & Lex loam Class III.
- Buildings:** Home (1998): 2,760 sqft, 3 bedroom, 3 bath, living room, dining room, kitchen, family room, laundry, enclosed porch, garage. Wardcraft home includes many added features, in excellent condition. Attractive landscaping with treeline windbreaks. Submersible house well; second well for lawn. All excellent condition.
- Older second home with separate well: 1,060 sqft, 2 bedroom, bath, living room, dining room, kitchen, mud entry room, carport. Excellent treeline protection.
- 5,000 sqft wood frame, steel sided building: separate working, shop, garage areas plus large open implement area, loft storage; full concrete floor, aprons, overhead doors; excellent.
- (Buffalo) Massive cattle handling facilities: corral system, alleys, curve alley and chute.
- River:** Beautiful natural habitat on north bank of North Platte River and accretions. One wide, main channel with older channel sloughs for hunting/trapping. Great habitat for deer, waterfowl, beaver, otter, upland birds, crane watching. Two developed ponds. All protected from the public by intervening meadow areas on north, Muskrat Run wildlife area on southeast.
- Water Rights:** 66.6 acres Birdwood Irrigation District Section 7; 98.7 acres North Platte River Section 8.
- Description:** Desirable combination wildlife habitat, productive meadows and wonderful secluded home.



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