Nebraska REAL ESTATE For Sale

ROSCOE'S SOUTH PLATTE "WEST"
Keith County

LOCATION: On the South Platte River 4 miles east of Ogallala, NE or 2 miles west of Roscoe, NE. Less than 5 minutes from I-80 in southwestern Nebraska.

LEGAL DESCRIPTION:

T13N – R38W of the 6th P.M., Keith County, Nebraska
Section 1: TR IN LOTS 5,6 & 7, EX R.R. & HWY 30, LOTS 10 & 11 LESS I-80

ACRES: Keith County Assessor indicates the is a total of ~~329~~ acres.

AN UPDATED SURVEY COMPLETED IN JULY 2019 INDICATES THERE ARE 288+/- SURVEYED ACRES IN THIS PARCEL.

R.E. TAXES: 2018 taxes payable in 2019 are $675.

SUMMARY: Roscoe's South Platte Hunt includes 1 mile of South Platte River, in the west half mile this offering the property includes both sides of the river. Access is off US Highway 30 and across the railroad tracks. Access to the south side of the river is via a frontage road along I-80. The property offers outstanding white tail, turkey, water-fowl and upland bird hunting. The hunting on the property has been well managed and there is an abundance of habitat.

This property has been utilized for livestock grazing in the winter and has 1 stock water sight.

This parcel sells subject to an access easement for the benefit of the property to the east. The easement will be on the existing trail on the north side of the property.

PRICE: ONLINE ONLY AUCTION!

CONTACT:
Duane McClain, Listing Broker

Nebraska Land Brokers

Nebraska Land Brokers, LLC
North Platte, NE
308.532.LAND
www.NebraskaLandBrokers.com

All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed.
Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.

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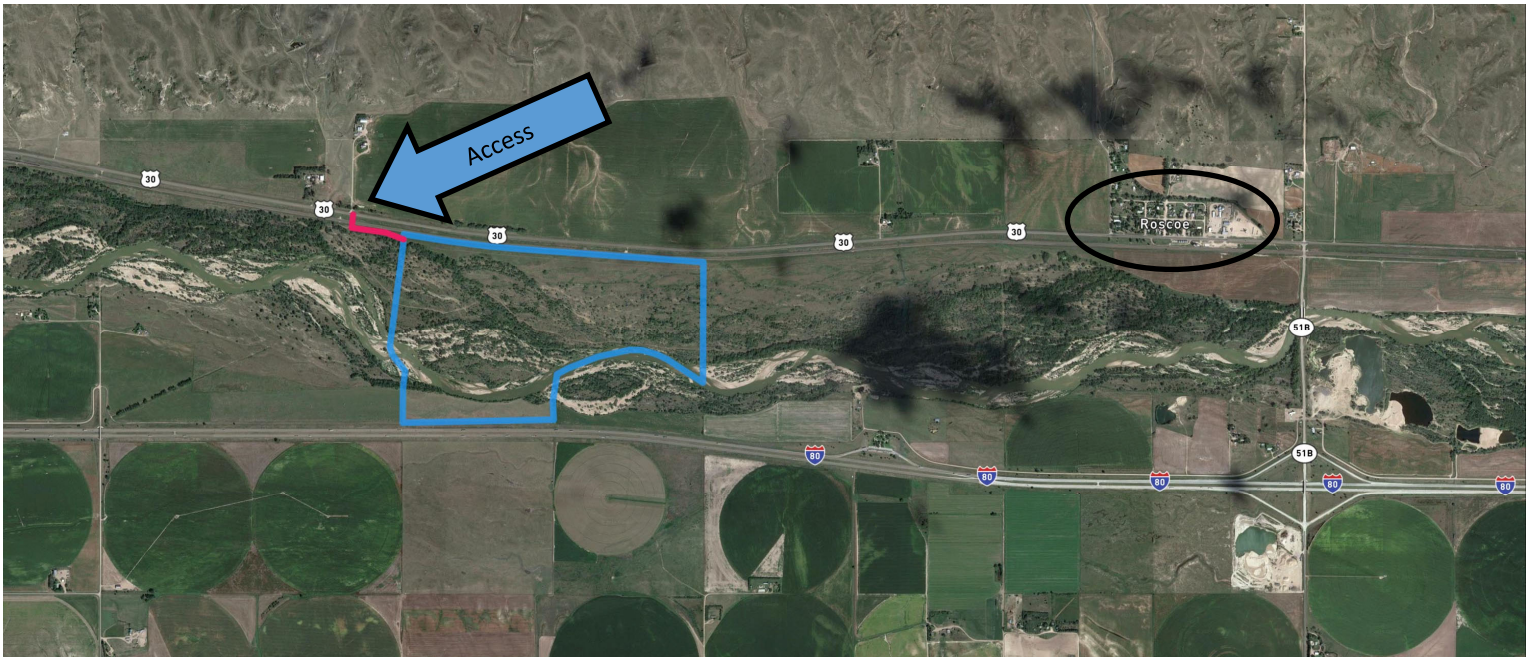

This property is being offered for sale by ONLINE ONLY AUCTION. To bid or for more information contact the

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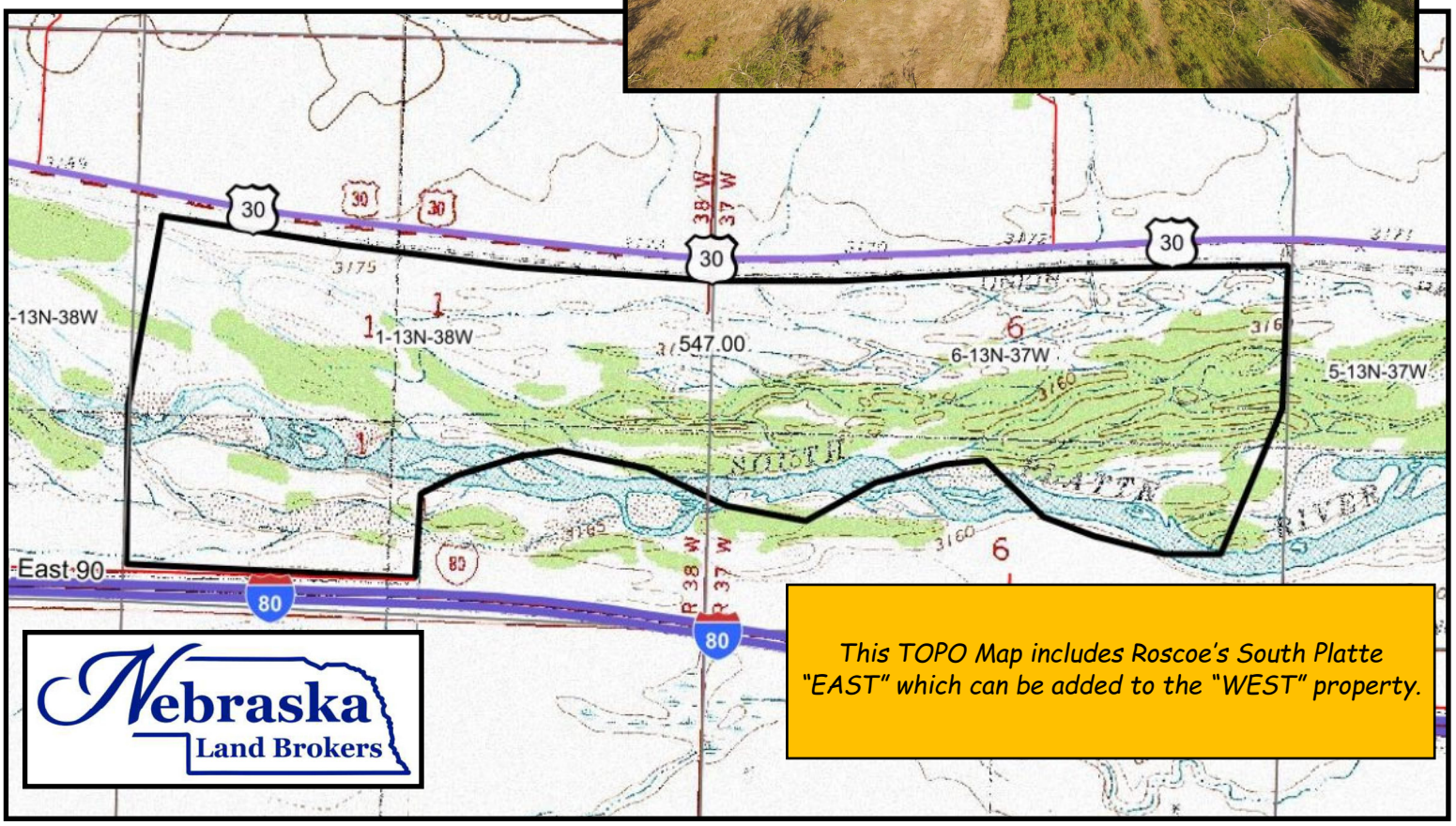

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