

# Nebraska REAL ESTATE For Sale

## EFFENBACK ROAD HUNTING RANCH Lincoln County NE

**LOCATION:** 11 miles south of the I-80 Exit at Maxwell, NE. Take Cottonwood Canyon Road south to Effenback Road. Property is located 1.5 miles south of the Cottonwood Canyon and Effenback Roads junction.

**LEGAL DESCRIPTION:** Section 8—T11N – R28W of the 6th P.M., Lincoln County, Nebraska

**ACRES:** 626.54 taxed acres but there may actually be more acres within the fenced boundary.

**TAXES:** 2020 taxes payable in 2021 are \$5,669.12.

**SUMMARY:** Effenback Road Hunting Ranch is located in the Box Elder Elk management area of the Nebraska Game and Parks management system. Elk herds once common across all of Nebraska became extinct by 1900. In the 1960s a few elk returned to Nebraska, and in 1986 Nebraska had its first modern elk season. Since then, elk and have expanded into hills and rivers of western Nebraska, and the annual passage of young bulls through eastern Nebraska is a common occurrence. More than 1,600 elk have been harvested since the first season in 1986.

The property is bisected by an access easement road to the Wapiti Wildlife Management Area. After purchasing the property in 2009 the Seller installed a very good fence on both sides of the easement road. The fence and “Private Property” signage has been very successful in prohibiting trespass by recreationalists headed to Wapiti. Locked steel hanging gates on the road offer access to the land owner to several areas of the ranch that would normally be remote to get to.

To the land owner the Wapiti WMA offers an additional 1,920 acres of hunting and recreational opportunities just across the fence. The activity and pressure on Wapiti is also positive for the Effenback Road Hunting Ranch as it offers a sanctuary for the wildlife. The Seller over the years has seen an increase in game on the Effenback Road Hunting Ranch.

The fence on the easement road also offers grazing management for the property. There are approximately 265 acres on the north side and 365 acres on the south side. Stock water is provided by a windmill and stock dam on the north and an electric submersible well and 2 stock dams on the south side. A rural electric power line does cross the property east to west just to the north of the easement road.

The property has also been strategically cleared of the evasive cedar trees on several of the hill tops. This has added to the grazing capacity of the property without hurting the wildlife habitat. Historically the property has supported grazing for 65 cow/calf pairs for summer grazing season. The grazing income does offer a residual ROI for the land owner. The Seller did receive about \$220,500 in income in 2020.

**PRICE: \$749,000.00**

**CONTACT:**

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**Nebraska Land Brokers, LLC**

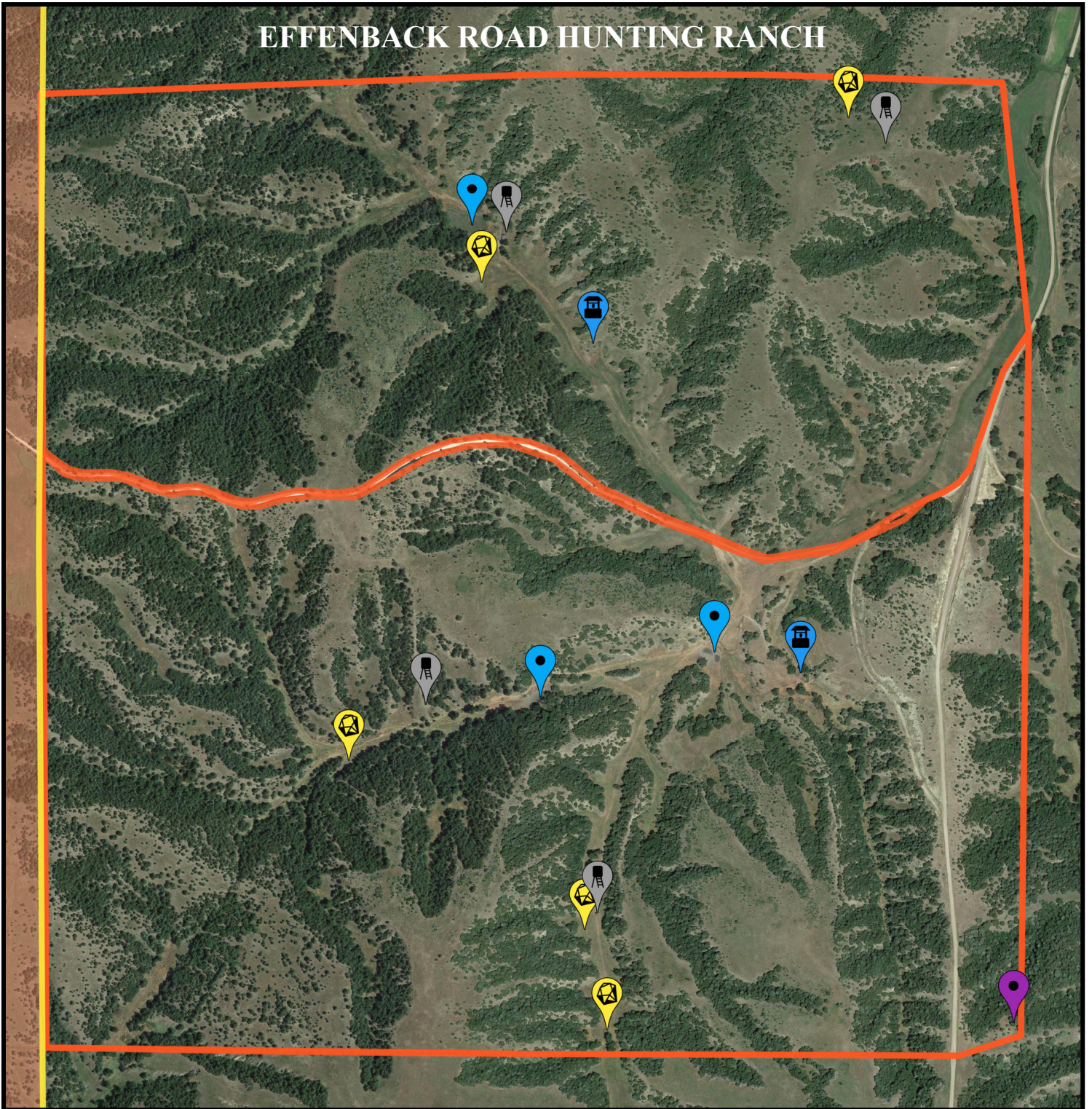
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# EFFENBACK ROAD HUNTING RANCH



Effenback Road Hunting Ranch is being offered with 4 Sportsman Condo hunting stand hunting blinds. Over time the Seller has determined that the placement of these blinds offer the best results for your hunting experience. Located near these blinds are 5 game feeders that are also part of the offering.

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# Effenback Road Hunting Ranch.

630.0 Acres

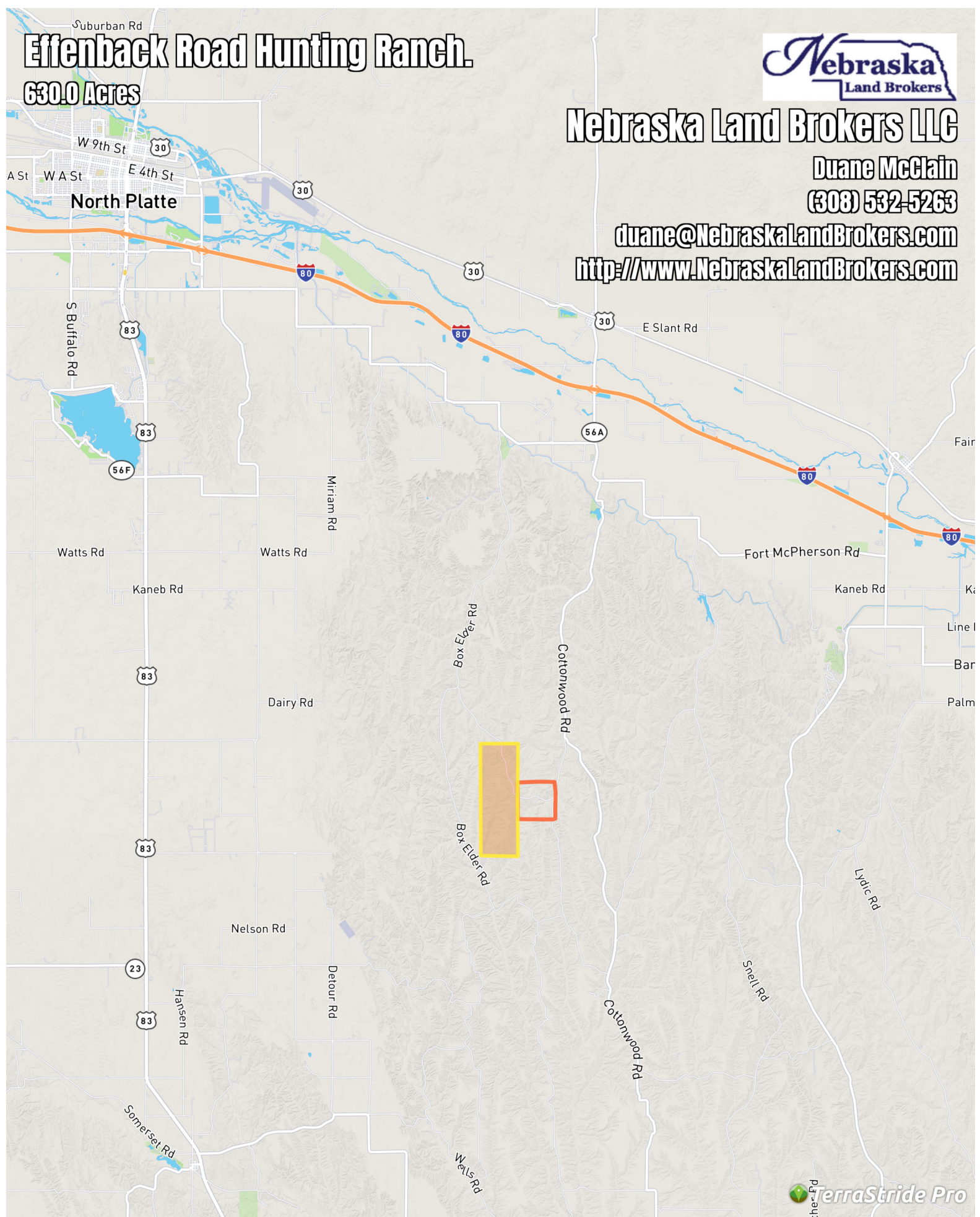


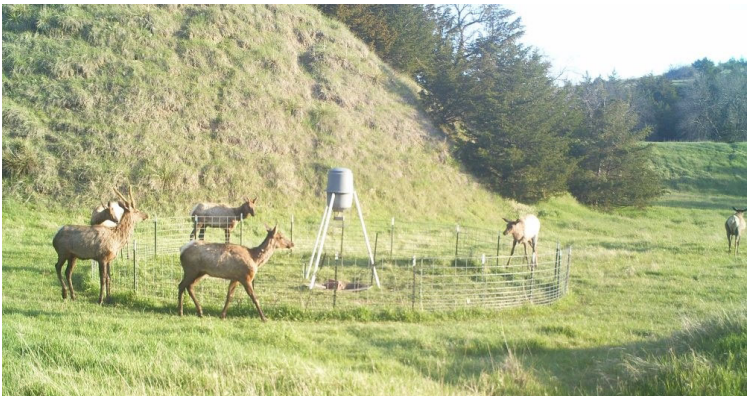
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