

MIDWEST LAND GROUP PRESENTS

24 ACRES IN

WEBSTER COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE HUNTING PROPERTY WITH RIVER FRONTAGE

Great hunting getaway at an affordable price! This 24-acre hunting property packs a punch in a small package. Situated along the Republican River right outside of Guide Rock, Nebraska, this property has the potential to produce some great hunting right out of your back door. There are 8 tillable acres, of which is currently farmed by a local farmer. The current owner typically negotiated to keep some crops back allowing for great late-season food to hunt over. The property also contains 5 acres of CRP, which does provide a little income for improvement projects or to help pay the taxes! There are approximately 400 yards of Republican River frontage with great access which provides a great place to relax and enjoy the water.

There is currently a 360 hunting blind on a platform situated in the middle of the tillable acres, providing a very nice spot to spend an evening hunting. The 360 blind will stay with the property, heater, and all! The

tillable acres provide a great opportunity for habitat enhancement, there is an opportunity to plant it to warm season grasses for bedding cover, break it into a few smaller food plots, or continue planting it to corn and beans for a late season draw. Being right on the edge of town, the conveniences of town are nice and close, you can run and grab a bite to eat in the evenings after hunting in a matter of minutes!

In 2019, a 2020 model year single wide mobile home was placed on the property providing a nice little place to stay. The home is connected to Guide Rock city water and is all electric. With two bedrooms and one bathroom, you will always be comfortable spending time on the property. Furnishings will stay with the mobile home, making it 100 percent ready for a new owner! For more information or to schedule a showing, please contact Nate Key at (402) 795-1029.



PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **WEBSTER** | STATE: **NEBRASKA** | ACRES: **24**

- 24 +/- acres
- Approximately 400 yards of Republican River frontage
- 360 hunting blind included
- CRP income
- Connected to Guide Rock City water
- All electric home
- Great timber stand
- Convenient highway access
- Deer and turkey hunting
- 40 minutes from Hastings



24 +/- ACRES



CRP INCOME

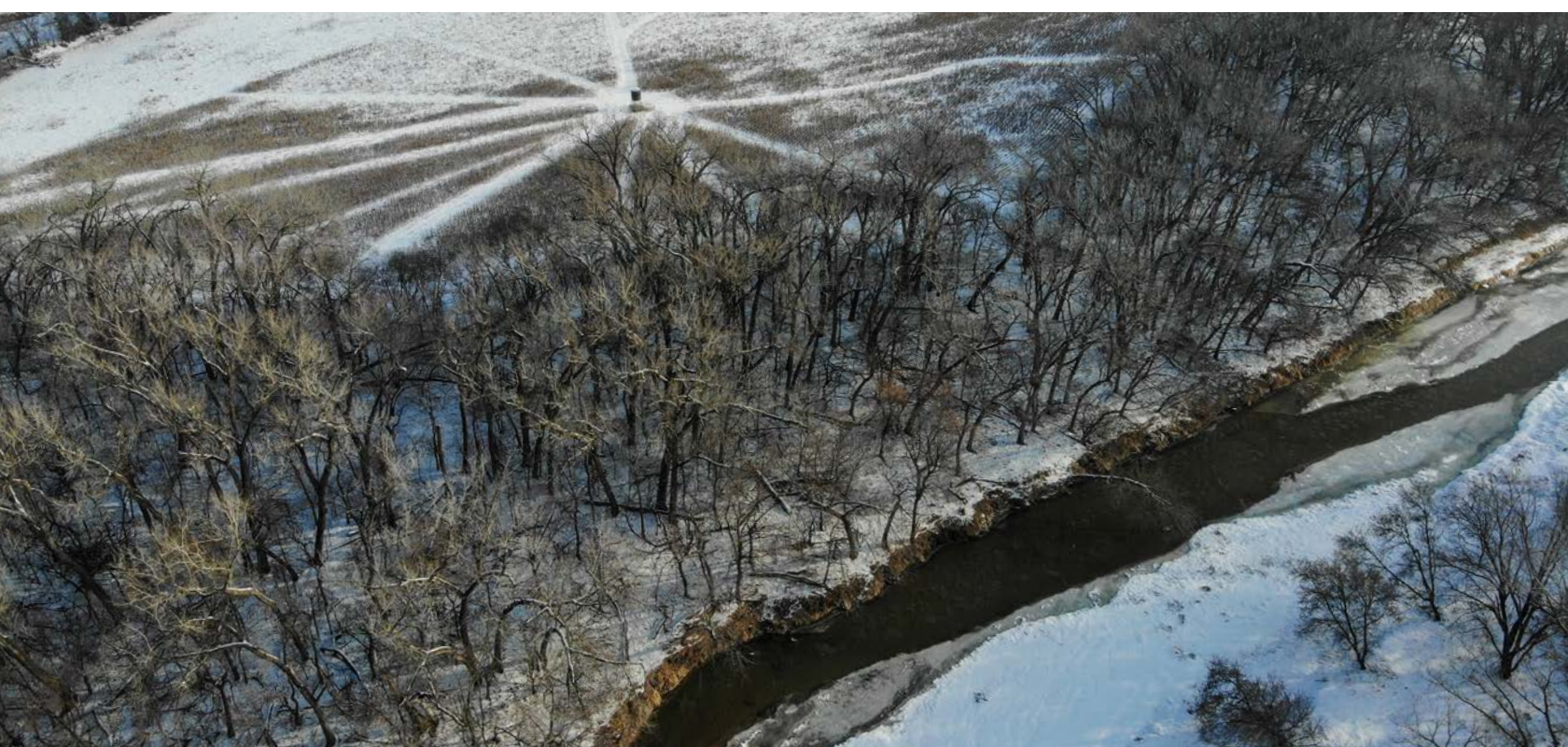


360 HUNTING BLIND



REPUBLICAN RIVER FRONTAGE

There are approximately 400 yards of Republican River frontage with great access which provides a great place to relax and enjoy the water.



ALL ELECTRIC HOME

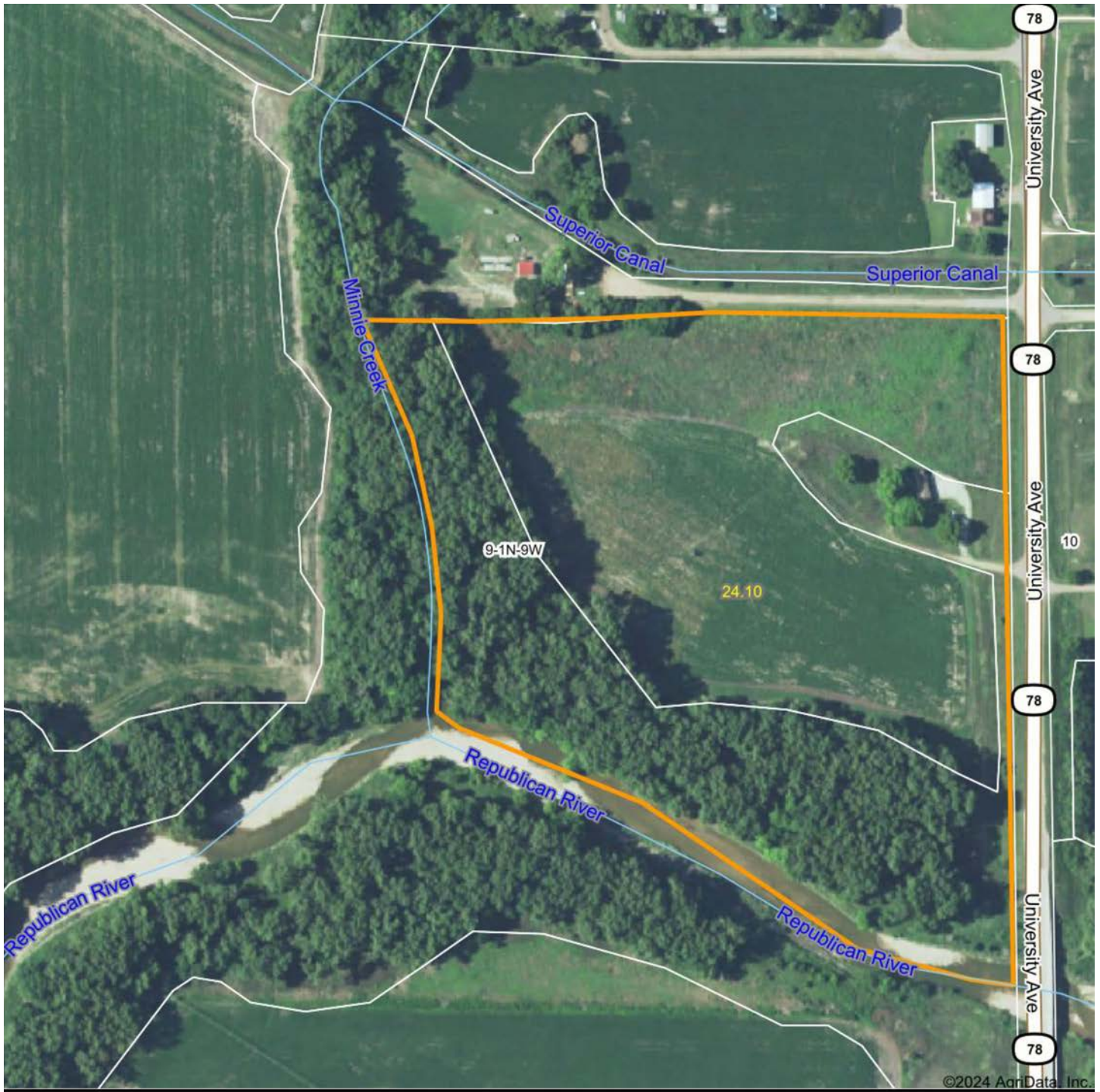
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 3' 56.65, -98° 19' 57.44

0ft 285ft 571ft



Maps Provided By:



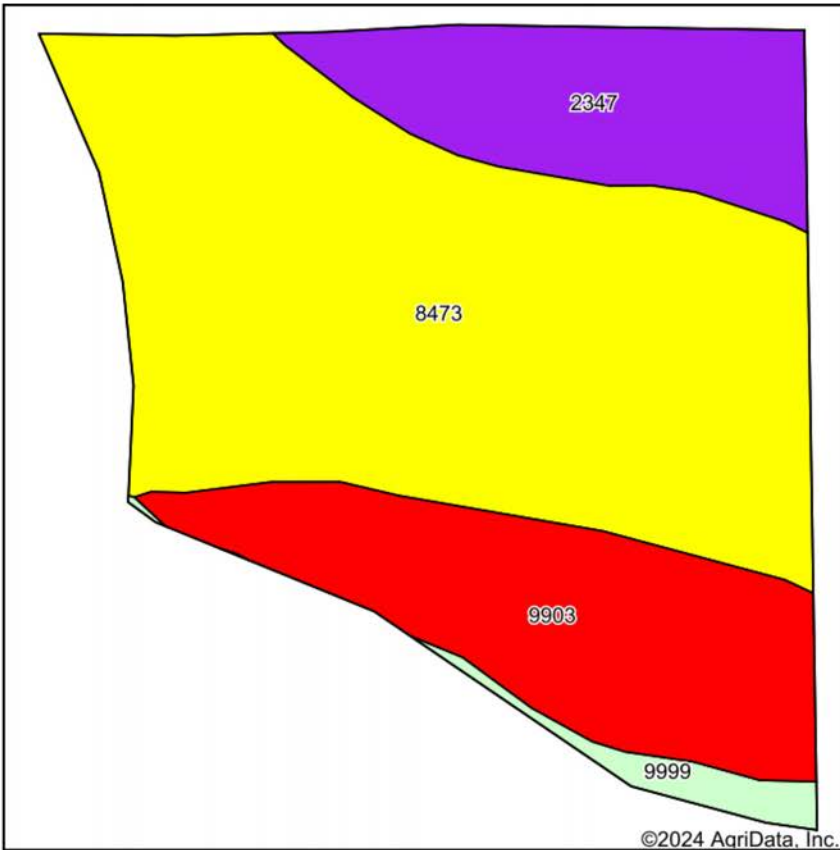
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9-1N-9W
Webster County
Nebraska

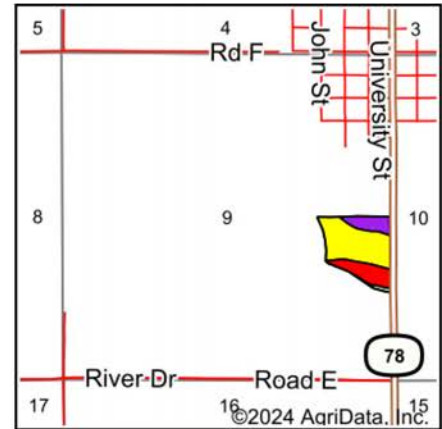


1/15/2024

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Webster**
 Location: **9-1N-9W**
 Township: **Guide Rock**
 Acres: **24.1**
 Date: **1/15/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE181, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Restrictive Layer	Non-Irr Class *c	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
8473	Gibbon silty clay loam, rarely flooded	14.49	60.1%		> 6.5ft.	llw	87	152	30	66	48	48	66	
9903	Fluvaquents, sandy, frequently flooded	5.33	22.1%		> 6.5ft.	VIIIw				4	2	4	1	
2347	McCook silt loam, rarely flooded	3.69	15.3%		> 6.5ft.	lw				53	41	42	53	
9999	Water	0.59	2.4%		> 6.5ft.									
Weighted Average							*-	52.3	91.4	18	*n 48.7	*n 35.6	*n 36.2	*n 48

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

c: Using Capabilities Class Dominant Condition Aggregation Method- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients.

A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



NATE KEY,

LAND AGENT

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