

LAND FOR SALE

BIG BLUE RIVER BOTTOM TIMBER TRACT

PRICE: **\$112,200**
COUNTY: **GAGE**
STATE: **NEBRASKA**
ACRES: **18.7**



PROPERTY FEATURES

- 18.7 acres in Gage County, Nebraska, near Blue Springs
- Runs along both sides of the Blue River
- Roughly a quarter mile of river frontage on both sides
- Paved road access along River Street in Blue Springs
- Only 20 minutes to Beatrice or an hour from Lincoln
- Small CRP contract in place for income
- Established food plot along the CRP and agriculture fields
- Thick stand of hardwoods, willow trees, and slough grass
- Secluded sanctuary for deer bedding along a great travel corridor
- Perfect location for migrating and late-season waterfowl
- Excellent fishing, camping, and floating spot for the summer months



For more information, contact:

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.