

For Sale - Grassland in Lincoln County



Here's an opportunity that doesn't come around very often! Located on the northern edge of Sutherland, Nebraska is a well taken care of 204.08 +/- acre property with tons of potential. It's only two miles off of Interstate 80 and only twenty minutes from North Platte. This property has lots to offer, such as livestock grazing, recreational use, and building opportunity, with several scenic views overlooking the beautiful town of Sutherland. A blacktop county road runs along the entire western edge of this property, making it very easily accessible. Water and electricity are available. The Keith-Lincoln County Canal is located along the northern edge, providing great habitat for wildlife. Several deer and turkey have been harvested off this property over the past several years. Take advantage of this great opportunity. Properties like this don't come around very often!

Total Property Acres (Per Assessor): 204.08+/- Grassland Acres

Property Taxes - \$2,411.64

Price - \$297,000.00

Directions: From Maline's Super Foods in Sutherland, NE - Head north on N West County Road for one mile. The property will be on the right side of the road.

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Lincoln06
*Agent is related to the Seller

Property Information

Parcel ID: 0090459.52

Legal Description: Co. Clerk's Sub of SW 1/4 Section 20 Township 14 North Range 33 West Pt. Lots 8 & 9 Lying N. of Keith & Lincoln County Canal 2.43 +/- Acres

Parcel ID: 0093370.00

Legal Description: Pt. NW 1/4 Section 20 Township 14 North Range 33 West 139.66 +/- Acres

Parcel ID: 0095480.00

Legal Description: Co. Clerk's Sub of SW 1/4 Section 20 Township 14 North Range 33 West Pt. of 5 5.49 +/- Acres

Parcel ID: 0095485.00

Legal Description: Co. Clerk's Sub. of SW 1/4 Section 20 Township 14 North Range 33 West W. 600' 5 7.96 +/- Acres

Parcel ID: 0095490.00

Legal Description: Co. Clerk's Sub. of SW 1/4 Section 20 Township 14 North Range 33 West Pt. Lying N. of S. Line of Keith & Lincoln County Canal 6 23.62 +/- Acres

Parcel ID: 0095501.00

Legal Description: Co. Clerk's Sub. of SW 1/4 Section 20 Township 14 North Range 33 West Pt. Lt 7 Lying N. of Keith & Lincoln County Canal 24.92 +/- Acres



Additional Property Information:

One submersible well is located on the very south end of the property, near the cattle corrals.

Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **20-14N-33W**
 Township: **Sutherland**
 Acres: **204.08**
 Date: **11/1/2021**



Map Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class %	Irr Class %	SRPG	Corn Bu	Com Irrigated Bu	
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	103.82	50.9%			V/ie	37			
1837	Sidney complex, 6 to 20 percent slopes	48.65	23.8%			V/ie	36			
1570	Dix complex, 6 to 30 percent slopes	42.92	21.0%			V/ie	15			
8805	Anselmo sandy loam, terrace, 3 to 6 percent slopes	8.53	4.2%			I/ie	48	48	115	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.16	0.1%			I/ie	40		9	
Weighted Average							5.87	0.13	32.6	1.9



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