

## BRADY CHANNELS WILDLIFE



A secluded wildlife wonderland with 163± acres.

**MIKE LASHLEY**

Owner|Broker

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<del>\$787,000</del>	<del>\$697,000</del>
<b>Location</b>	5 miles South and 4 miles East of Maxwell, NE	
<b>Legal Description</b>	See Exhibit A & B	
<b>Acres</b>	163.44± Surveyed acres, consisting of deeded and accretion	
<b>Taxes - Estimated</b>	<b>\$2,474.30</b>	

## Improvements

776 sqft. Cedar log cabin

## Property Summary

What a hunting haven! This secluded wildlife wonderland is turnkey, ready and perfect for a mixed bag of game. It has been highly developed with culverts, ponds, sloughs, and trails. It is wooded and thick but with numerous sloughs, wetland areas and plenty of feed in nearby agricultural fields. There is a good steel pit near the ponds, and there are two elevated free-standing blinds in excellent locations. This property has been planned and developed perfectly for hunting success. All of the tremendous wildlife Central Nebraska has to offer can be found on this property including whitetail deer, wild turkey, upland birds, and waterfowl. Food to support the wildlife, consisting mainly of corn and beans, is located South of the river and accretion land. The quaint log cabin has all of the basic comforts of home including heat, A/C, bathroom, sewer, and water. There is a 1/2 mile easement that is a lightly traveled road. This property is only 20 minutes from downtown North Platte.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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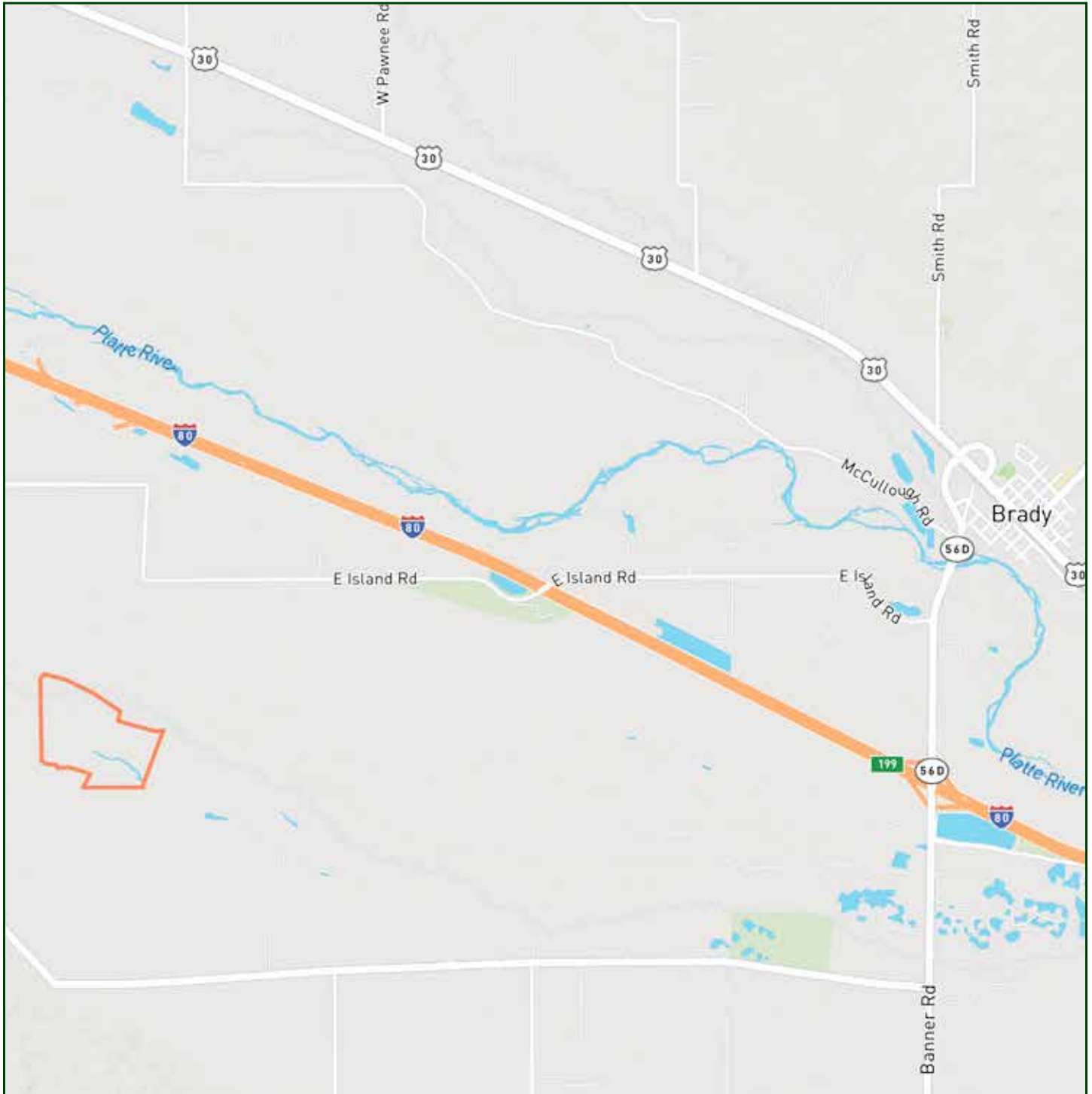
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# AERIAL MAP



**Boundary lines are estimates - Map for illustration only**

# LOCAITON MAP



Boundary lines are estimates - Map for illustration only

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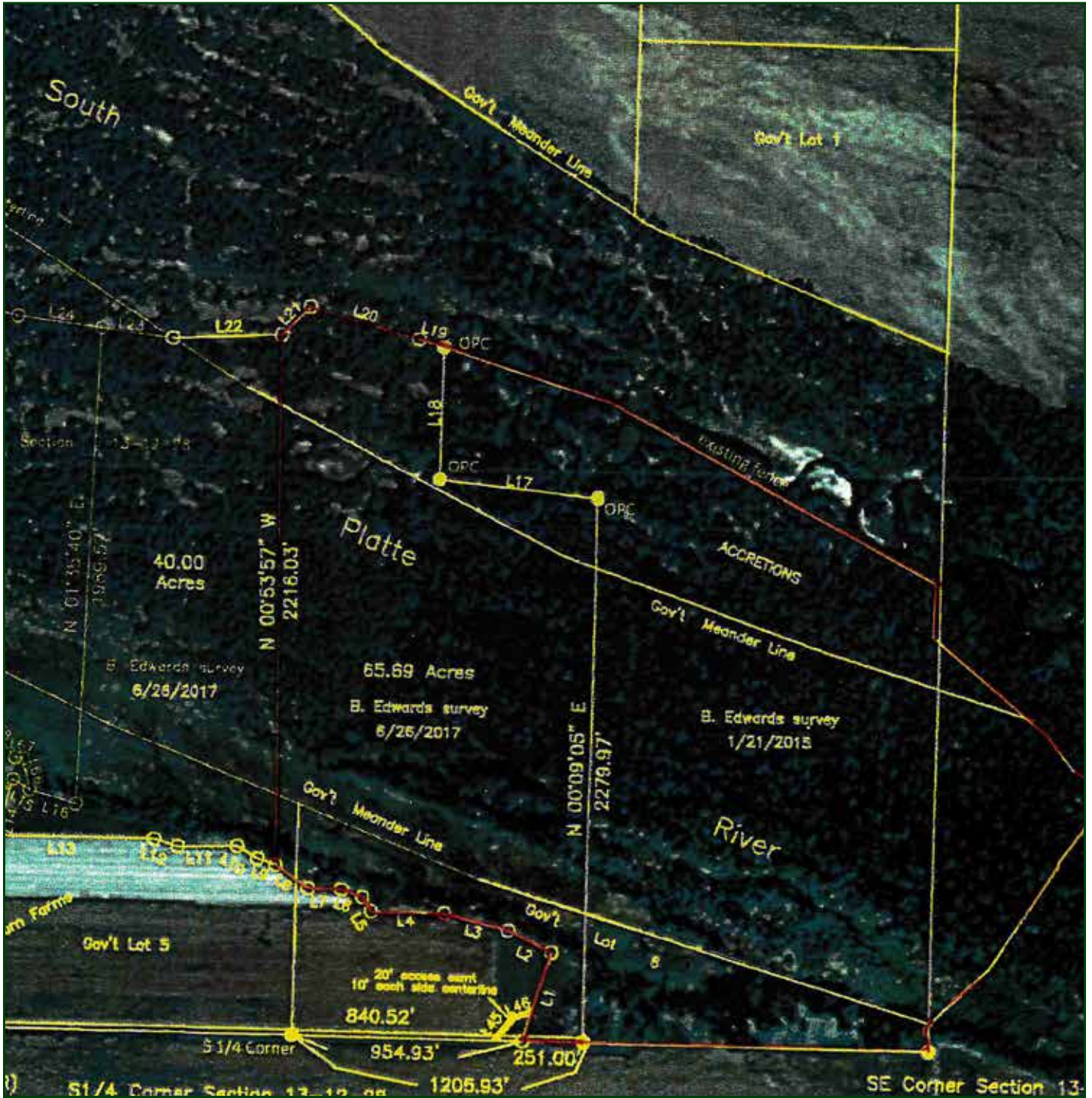
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# SURVEY MAP



# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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