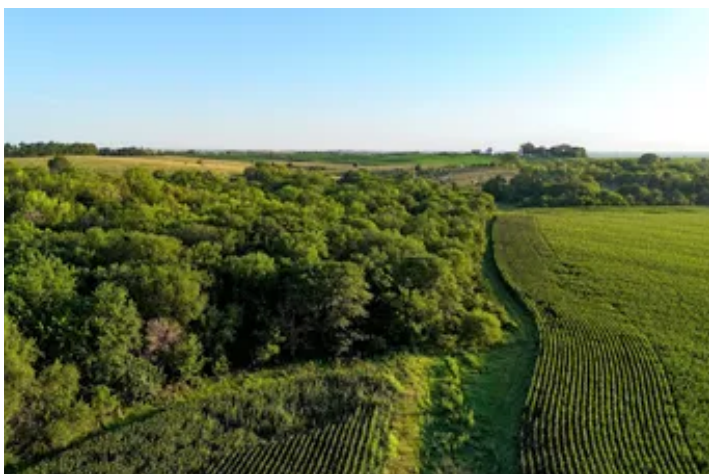


**Affordable Recreational Property with Potential
Building Sites**
TBD 708 Road
Dawson, NE 68337

\$169,000
30± Acres
Richardson County



Affordable Recreational Property with Potential Building Sites

Dawson, NE / Richardson County

SUMMARY

Address

TBD 708 Road

City, State Zip

Dawson, NE 68337

County

Richardson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

40.0876 / -95.7924

Acreage

30

Price

\$169,000

Property Website

<https://greatplainslandcompany.com/detail/affordable-recreational-property-with-potential-building-sites-richardson-nebraska/87680/>



Affordable Recreational Property with Potential Building Sites Dawson, NE / Richardson County

PROPERTY DESCRIPTION

Richardson County, NE 30

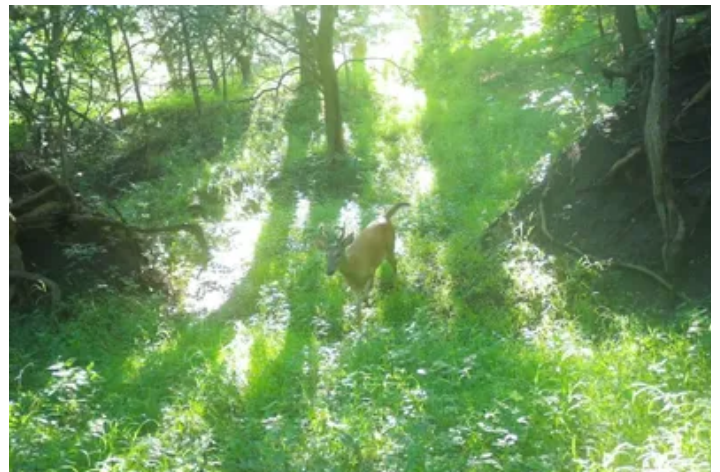
In the heart of big buck country in Southeast Nebraska, lies this 30-acre tract in Richardson County, Nebraska. This parcel is the perfect combination of affordability and high-quality recreational opportunities. Perfectly situated between the North Fork Big Nemaha River & South Fork Big Nemaha River this place is a natural travel corridor for wildlife. With most of the surrounding area in crop production this parcel has the perfect ratio of staging and bedding areas for wildlife. This property is sure to hold turkeys strutting in the spring, and big rutting bucks in the fall. These 30 acres has a great mix of thick fields and dense cover of hedge trees, cedars, and mature cottonwoods. There are 3.4 acres of expired CRP located in the center of the property providing a great potential location for a food plot. Take a walk through the parcel and you will see well-worn game trails throughout. There is a seasonal draw that provides a water source for most of the year. Located about 3.5 miles west of Salem, Nebraska and 3.5 miles southeast of Dawson, Nebraska this property is located off a well-maintained gravel road. There are several nice building sites with rural water and electricity nearby. Survey recently completed. Do not let this amazing opportunity pass you up and call the listing agent today for questions or to schedule a showing. Showings by appointment only!!! (Salesperson/Agent Ownership Interest)

Key Features:

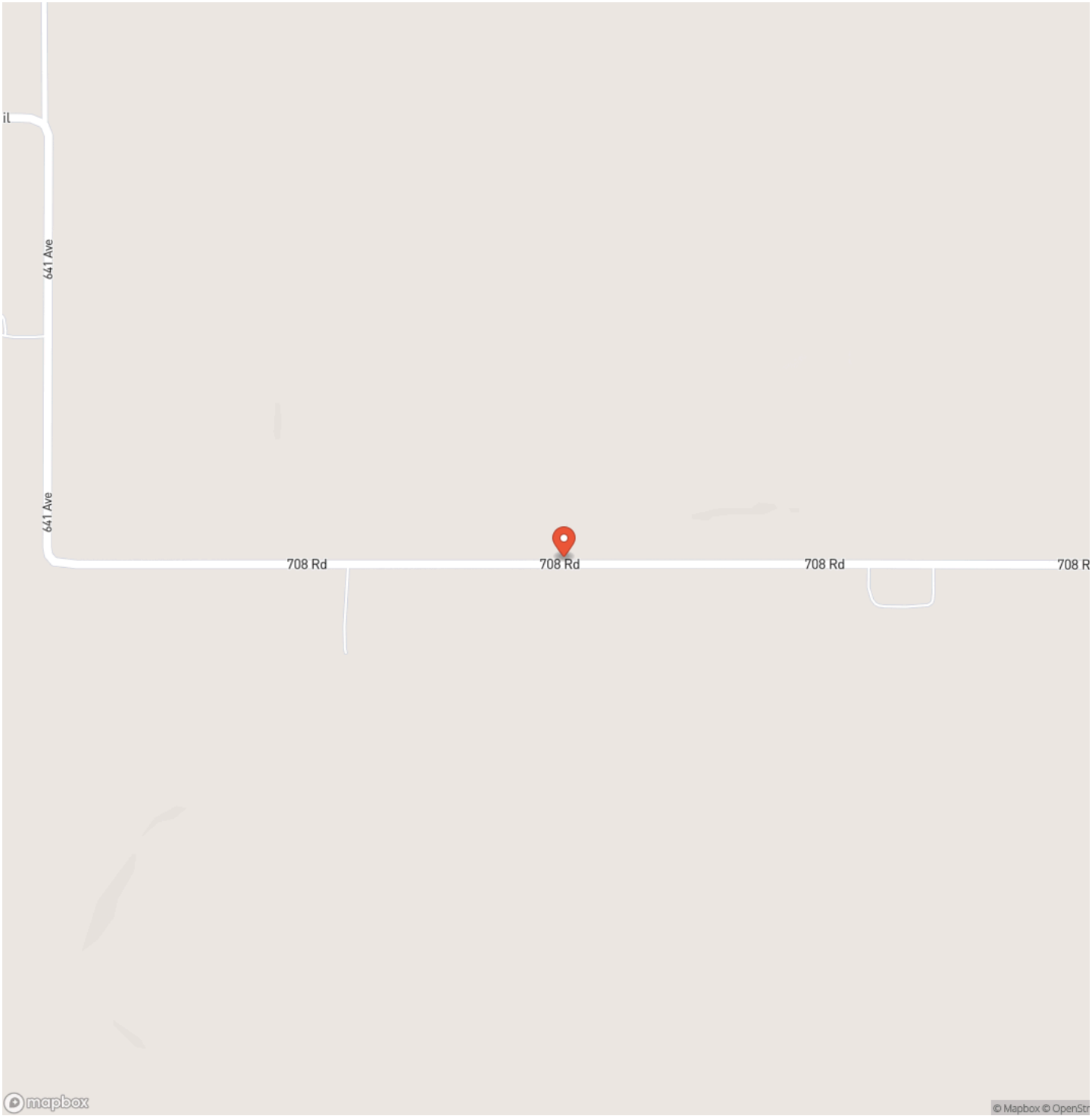
1. Great Road Access and near Hwy 75
2. Big Buck Game Camera Pictures
3. Turkeys frequent the property
4. Great bedding cover for wildlife
5. Mature Cottonwoods
6. Seasonal creek

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

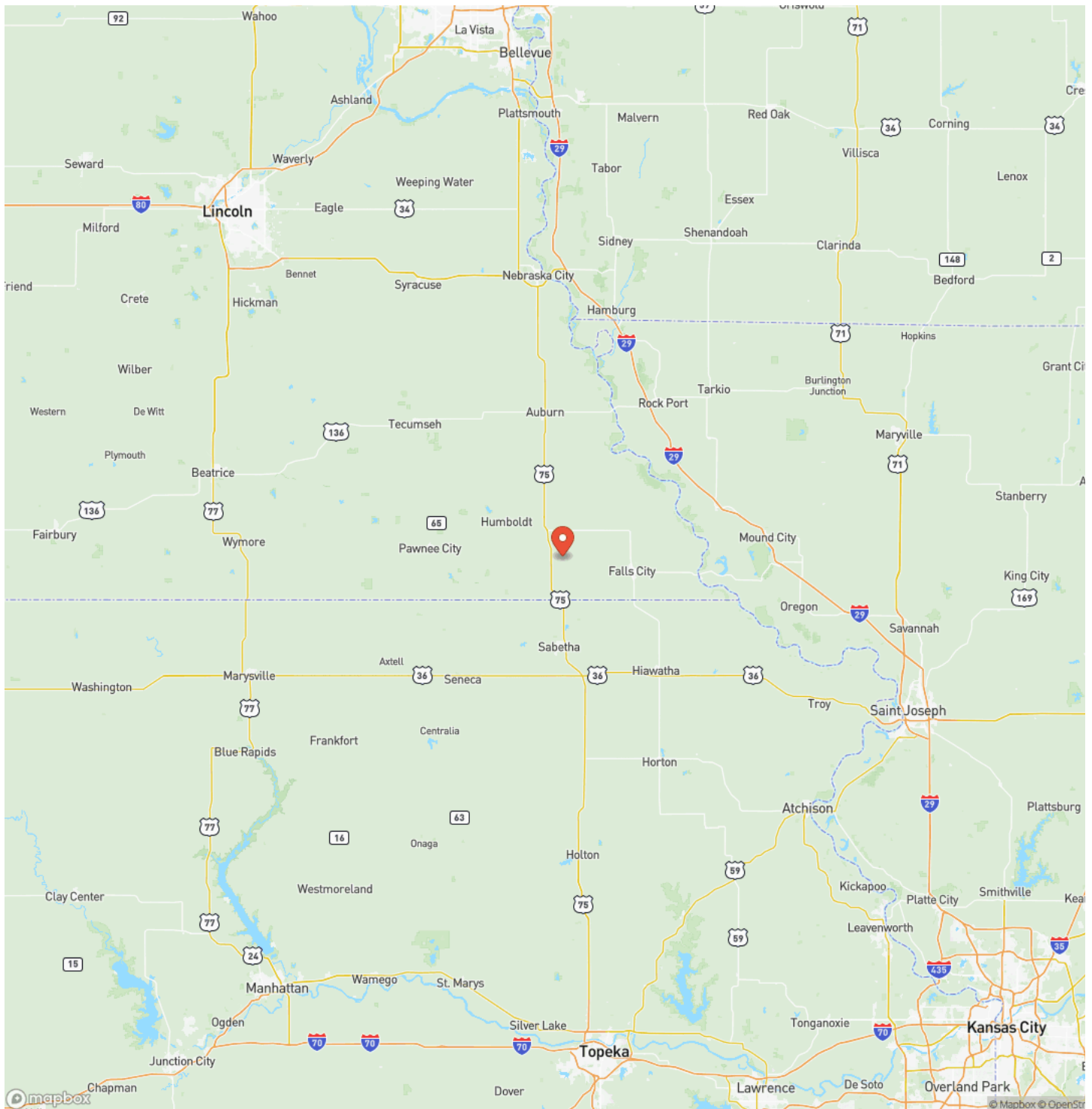
Affordable Recreational Property with Potential Building Sites
Dawson, NE / Richardson County



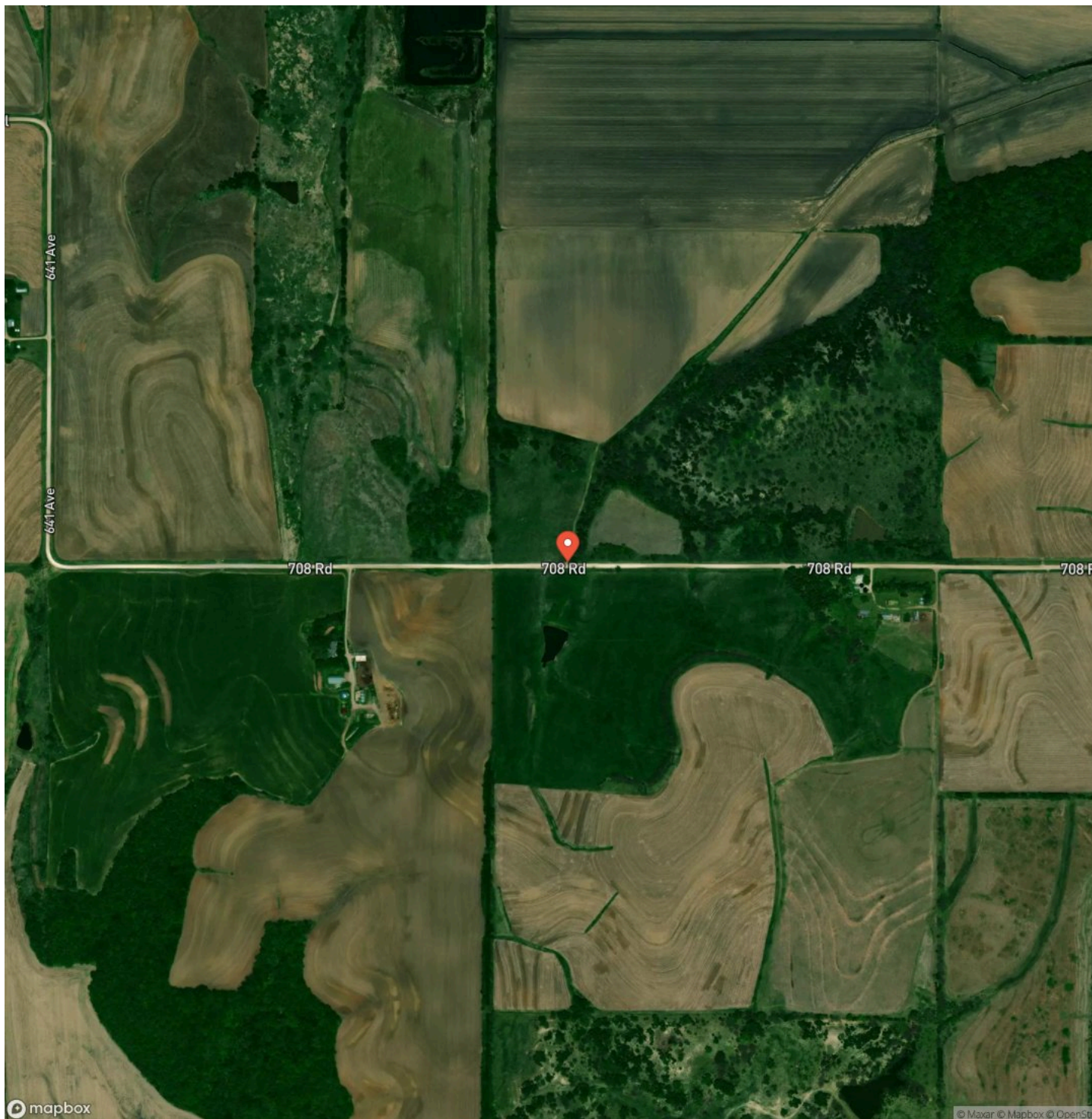
Locator Map



Locator Map



Satellite Map



Affordable Recreational Property with Potential Building Sites Dawson, NE / Richardson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

