

**Large Acreage with Tons of Possibilities Near Lake  
McConaughy**  
TBD Road 197,  
Lewellen, NE 69147

**\$399,000**  
430± Acres  
Garden County





## Large Acreage with Tons of Possibilities Near Lake McConaughy Lewellen, NE / Garden County

### **SUMMARY**

#### **Address**

TBD Road 197,

#### **City, State Zip**

Lewellen, NE 69147

#### **County**

Garden County

#### **Type**

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

#### **Latitude / Longitude**

41.3663 / -102.15

#### **Acreage**

430

#### **Price**

\$399,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/large-acreage-with-tons-of-possibilities-near-lake-mcconaughey-garden-nebraska/66852/>



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### **PROPERTY DESCRIPTION**

Here is a large parcel with amazing views of the North Platte River bottom and close proximity to Lake McConaughy. Consisting of fenced native grass, CRP, and cropland the property has the potential. The fully fenced pasture could be enrolled in the Grassland CRP program or be leased out to a local rancher for grazing, which would create annual income. There are approximately 119.1 acres of CRP paying \$3,811 annually until 2030. Neighboring irrigation pivots to the south and west provide ample food source for local wildlife, while the nearby Blue Creek Canal offers a water source during different times of the year. Hunting opportunities include deer, upland birds, and small game. Good maintained county road frontage on multiple sides provides easy access and is only a short distance to Lewellen, NE. Seller's Owned Mineral Rights are included (if any). Contact the listing Land Professional for more information or to schedule a showing.

- Located north of Lewellen, NE
- Fenced pasture with well
- Possible building sites with amazing views
- Annual income
- Hunting opportunities
- Close proximity to Lake McConaughy

*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.*



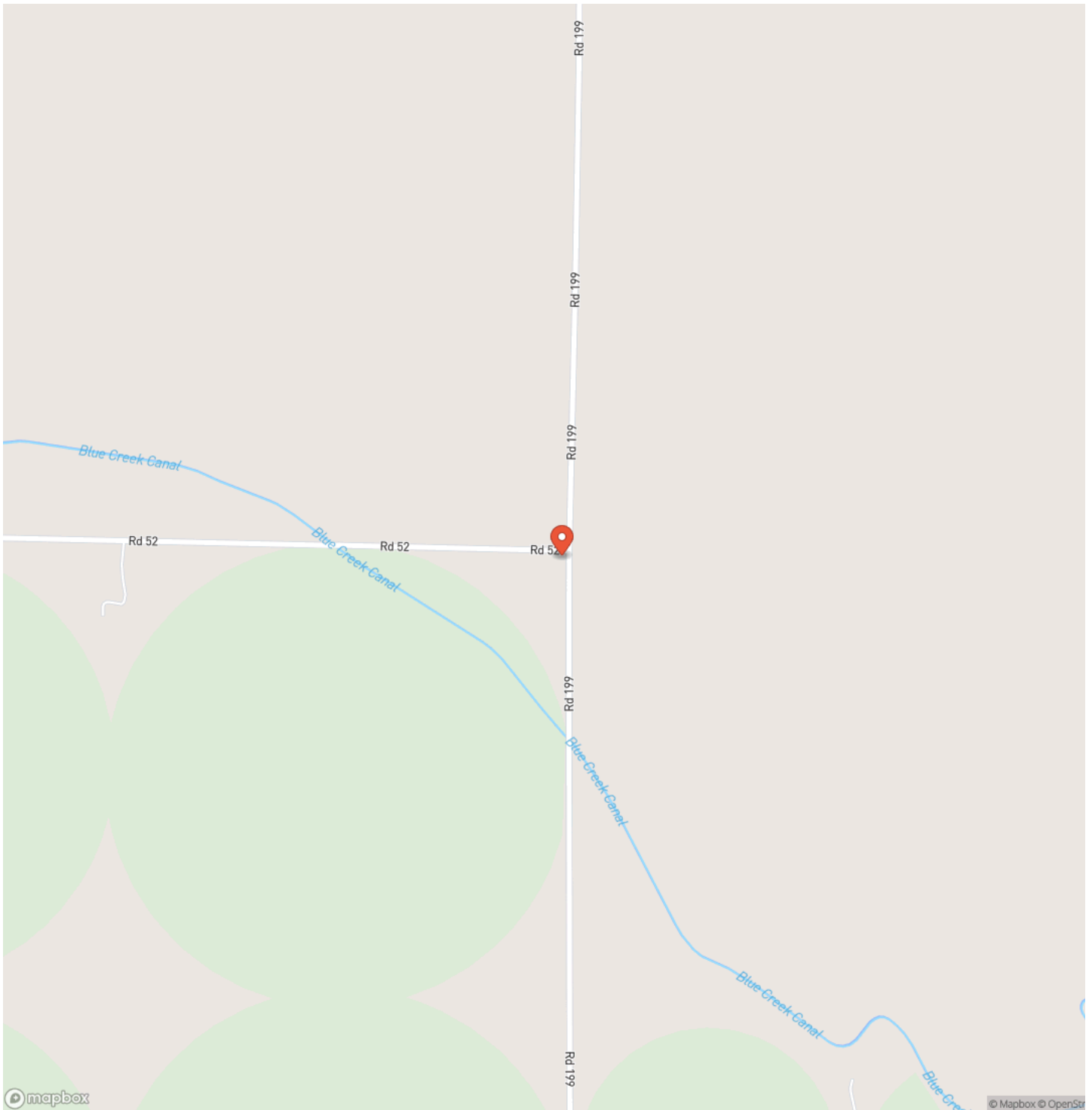


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Lewellen, NE / Garden County**

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## Locator Map



## Locator Map





## Satellite Map



## Large Acreage with Tons of Possibilities Near Lake McConaughy Lewellen, NE / Garden 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

Merino, CO 80741

## NOTES

[illegible]



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**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

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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.



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