

# LASHLEY LAND AND RECREATIONAL BROKERS

## *Pine Ridge Wildlife*



## *A Little Piece of Pine Ridge Paradise*

*Mike Lashley*

Broker | Owner

Mike's Cell: (308) 530-0134

E-mail: [mike@lashleyland.com](mailto:mike@lashleyland.com)

EXCLUSIVE PARTNER OF



**LANDLEADER**

# Property Highlights

## **LIST PRICE**

~~\$299,000~~ \$280,000

## **LOCATION**

7 miles south of Crawford, Nebraska on Hwy 71

## **LEGAL DESCRIPTION**

Township 30 North, Range 52 West of the 6th P.M., Dawes County, Nebraska

Section 11: Pt. SW1/4E of E ROW, Pt W1/2SE1/4, Pt. W1/2E1/2SE1/4

## **ACRES**

141.64 ± Wooded Range Acres

1.00 ± Building Site

142.64 Total Taxable Acres

## **TAXES - Estimated**

\$837.62

## **IMPROVEMENTS**

- ★ Well-maintained Mobile Home with , well, septic, and power
- ★ Two Stock tanks
- ★ Storage container for hunting gear and equipment

## **HUNTING & RECREATION OPPORTUNITIES**

- ★ Mule Deer
- ★ White Tail Deer
- ★ Merriman Turkey



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.

**MIKE LASHLEY – Broker | Owner**  
**(308) 530-0134 (Cell)**  
**mike@lashleyland.com**

# Property Highlights



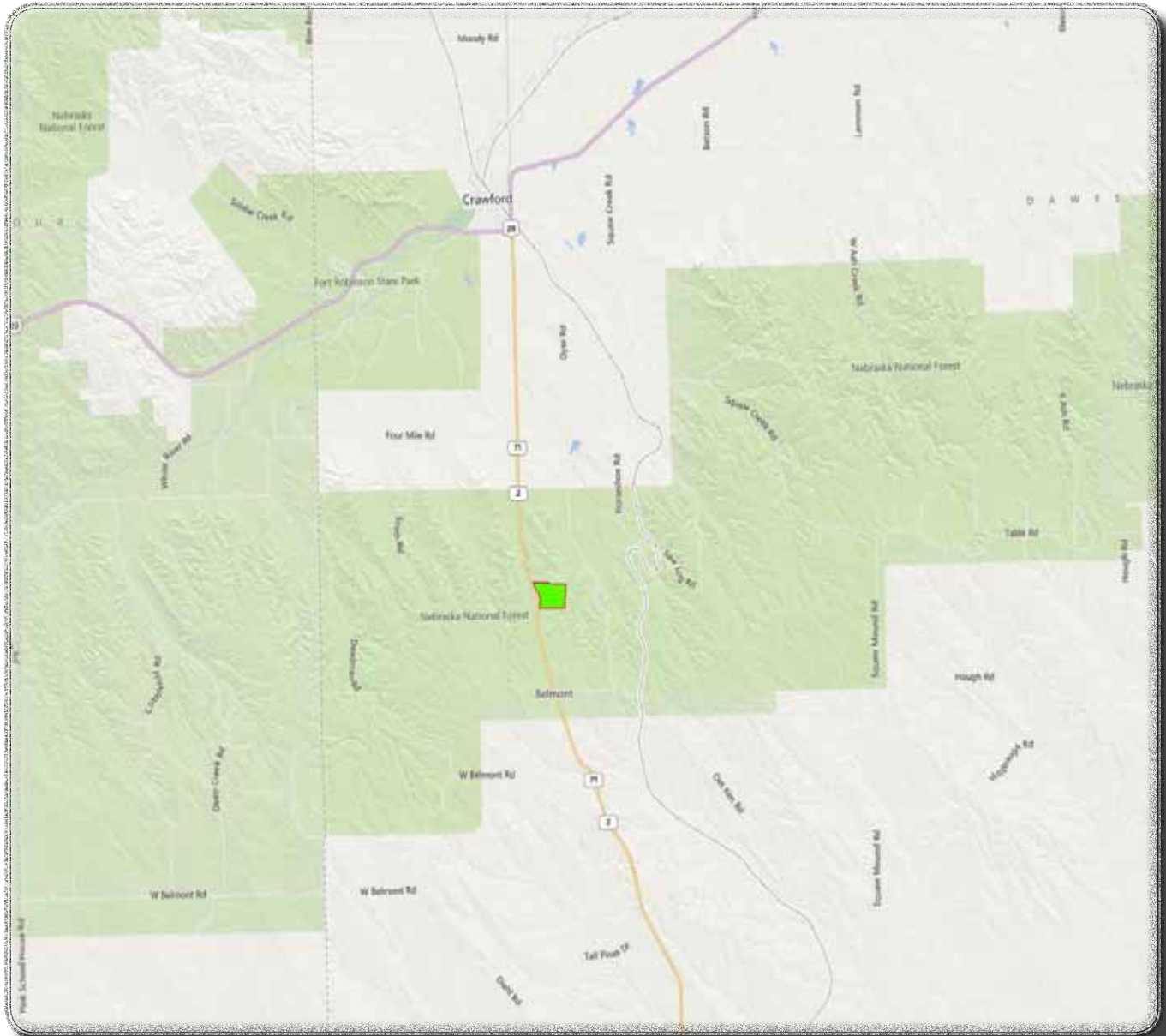
## **PROPERTY SUMMARY**

This is a beautiful tract of Nebraska Pine Ridge Land with fresh pine air, lots of trees, and teeming with wildlife. The acreage is all fenced and has power with a well and septic tank system. There is a two bedroom mobile home included and a storage container to keep equipment and hunting gear safe from rodents and the elements. This property has Highway 71 frontage, providing excellent access to the property.

This is an excellent hunting refuge with abundant Mule Deer, White Tail Deer, and Merriman Turkey.



# Location Map



**Boundary Lines Are Estimates - Map For Illustration Only**

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# *Aerial Map*

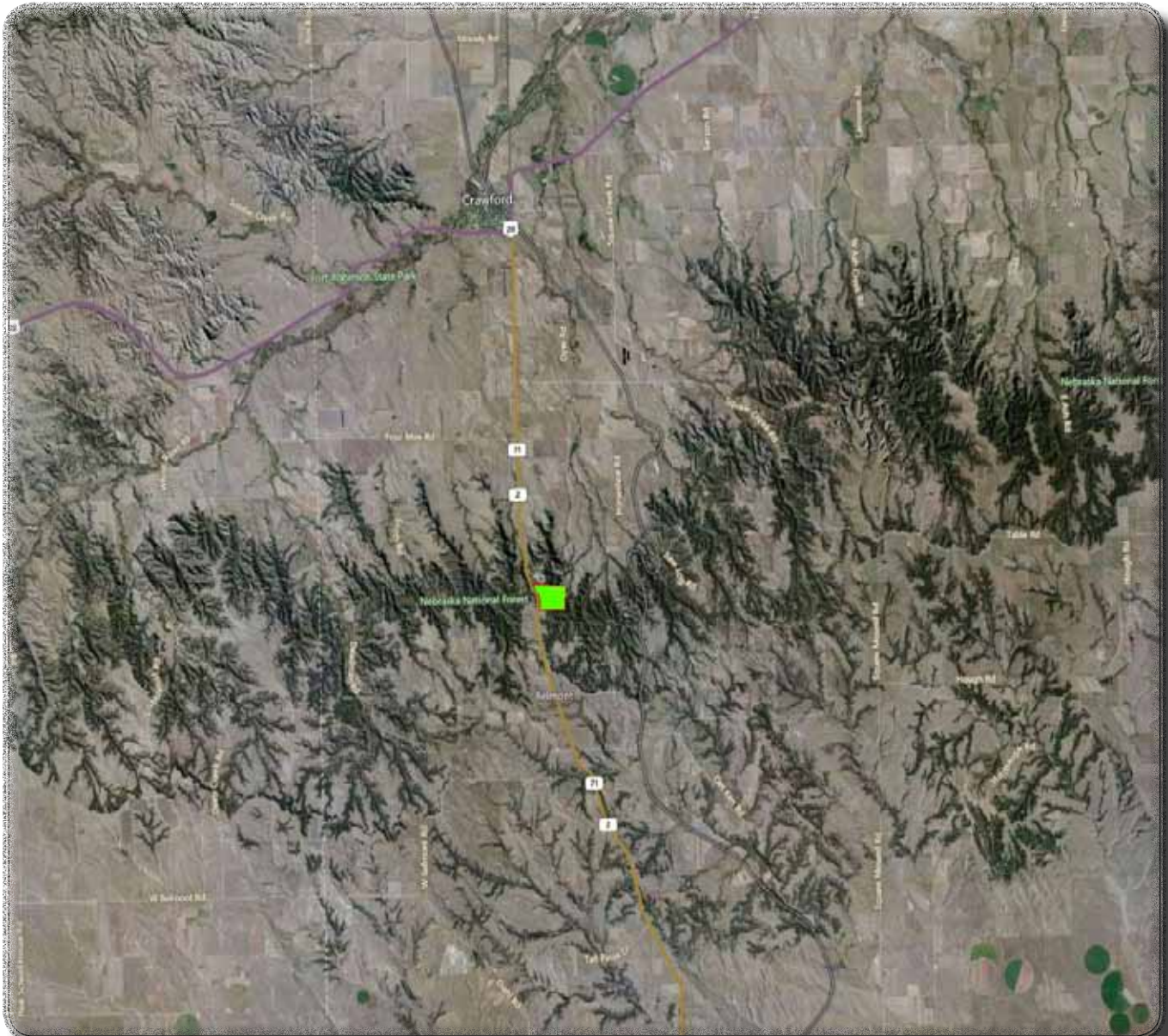


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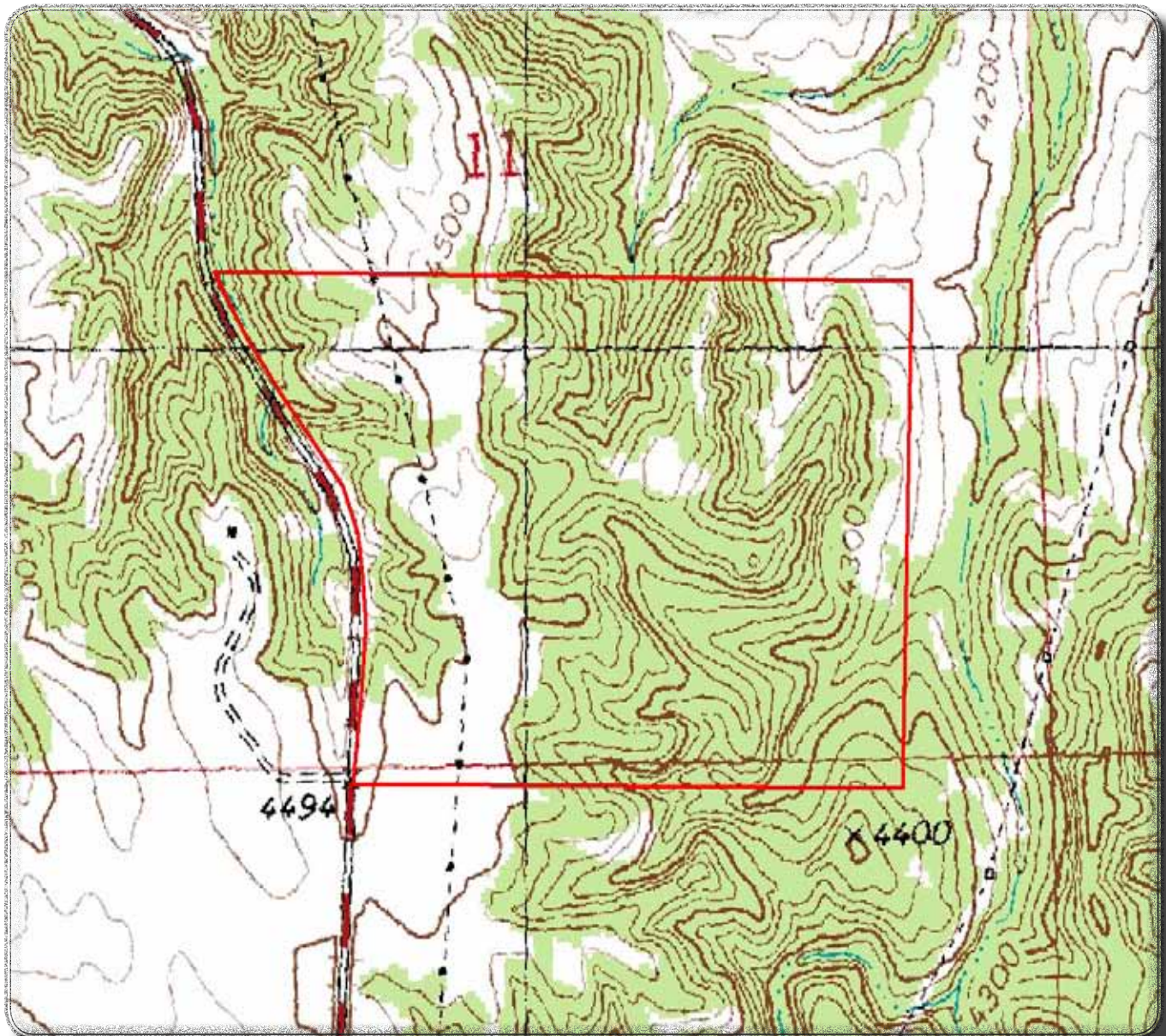
# Location-Imagery Map



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# Topo Map



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# Property Images



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# Property Images



# LASHLEY LAND **AND RECREATIONAL BROKERS**

*The Land Experts You Can Trust*

## **CONTACT INFORMATION**

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**MIKE LASHLEY, BROKER / OWNER**

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