

**LAND FOR SALE  
STANTON COUNTY, NEBRASKA  
219.85+/- ACRES  
\$1,813,750**

**A HUNTER'S PARADISE and INVESTMENT OPPORTUNITY**

Located just 5 miles east and 2 miles south of Norfolk, this stunning 219.85 +/- acre property offers a unique opportunity to enjoy the best of rural living and outdoor recreation. The land is enrolled in CRP with native grasses, creating an ideal habitat for pheasant, quail, deer and turkey hunting. Imagine those crisp, early mornings filled with the scent of Hoppes gun solvent as you prepare for a successful day in the field. This property is not only a hunter's dream but also an investment opportunity.

With a \$238 annual per-acre CRP rental rate, you can enjoy steady income from the land, with the flexibility to withdraw some or all of the land from the CRP contract, which is currently in its second year and expires in 2032. There is also the potential to farm part of the property, adding to its versatility.

In addition to its hunting and agricultural potential, the land offers a secluded cabin site with an older off grid cabin for rustic getaways, or the perfect hilltop location to build a home with breathtaking views. This property can be an ideal blend of farmland and hunting areas, catering to multiple interests and uses.

**LEGAL DESCRIPTION:** Part of the Northeast Quarter (NE4) and all of the East Half of the Northwest Quarter (E2NW4) of Section 11, Township 23 North, Range 1 East in Stanton County, Nebraska.

**2023 REAL ESTATE TAXES:** \$8,302.64

**POSSESSION:** Full possession January 2, 2025.

**Call today to schedule a showing and see first hand the incredible potential this land offers!**



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