



Elk Creek Monster Whitetails

148.00 Acres

Nuckolls County, NE

\$575,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Mineral Rights
Stream/River
Timber
Wooded

Land Details

Address: 0000 Bare Land , Oak,
Nebraska 68964, USA
Closest Town: Oak
Total Acres: 148.00
Deeded Acres: 148.00
Leased Acres: 0.00
Zoning: Ag
Tillable/Crop/Orchard Acres: 28.29
Pasture Acres: 31.56
Mineral Rights: Yes
All owned to transfer to buyer.
Estimated Taxes: \$1,111 - 2023
Source of lot size: Survey



Property Summary

Elk Creek Monster Whitetails is truly a hunter's paradise, offering an ideal combination of features for avid whitetail deer and turkey hunters.





Land

Situated in the south-central part of Nebraska, just west of Oak, NE, its central location within the section and surrounding irrigated crop fields make it a hotspot for wildlife activity.

Access to the property is made convenient with quality county roads on the east side and minimum maintenance roads on the west side, ensuring hunters can easily reach their desired hunting spots. The presence of Elk Creek flowing through the property provides a vital water source, attracting not only deer but also turkeys, enriching the hunting experience.

The abundance of hardwood timber cover creates numerous hunting stand locations, offering opportunities for stealthy approaches and successful hunts. Additionally, the meadows present on the property offer excellent potential for establishing food plots, further enhancing the habitat quality and providing additional food sources for whitetail deer.

Overall, with its diverse landscape, including water sources, timber cover, and potential food plot locations, Elk Creek Monster Whitetails stands out as a prime destination for whitetail deer and turkey hunting enthusiasts looking for an unforgettable hunting experience in the heart of Nebraska's countryside.

Property breakdown:

28.29 acres of dry crop

86.04 acres of timber

31.56 acres of grass

2.23 acres of roads





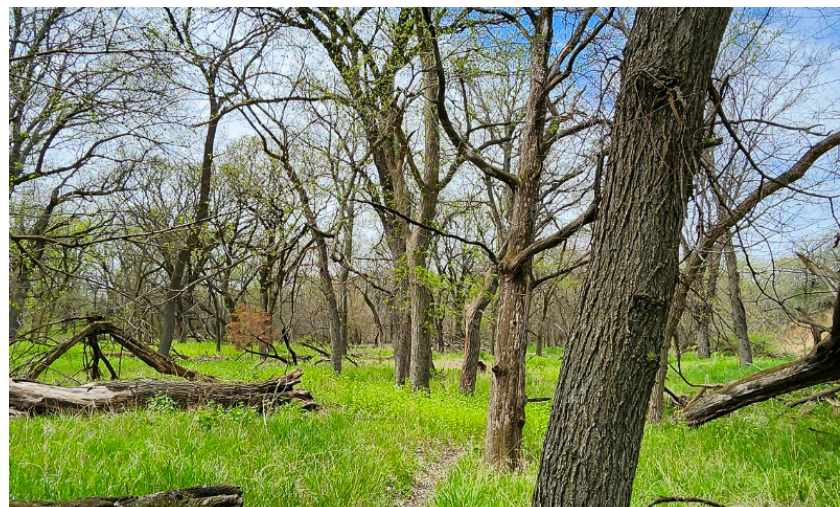


Region & Climate

Oak, Nebraska experiences a typical midwestern climate with distinct seasons. Summers are characterized by hot and humid conditions, with average temperatures ranging from the mid-80s to low 90s Fahrenheit. Winters can be quite cold, with temperatures occasionally dropping into the teens and single digits.

In terms of precipitation, Oak receives an average of 28 inches of rain per year and around 23 inches of snowfall annually. This precipitation is distributed across approximately 78 days per year. Despite the precipitation, Oak enjoys a considerable amount of sunshine, with an average of 227 sunny days annually.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

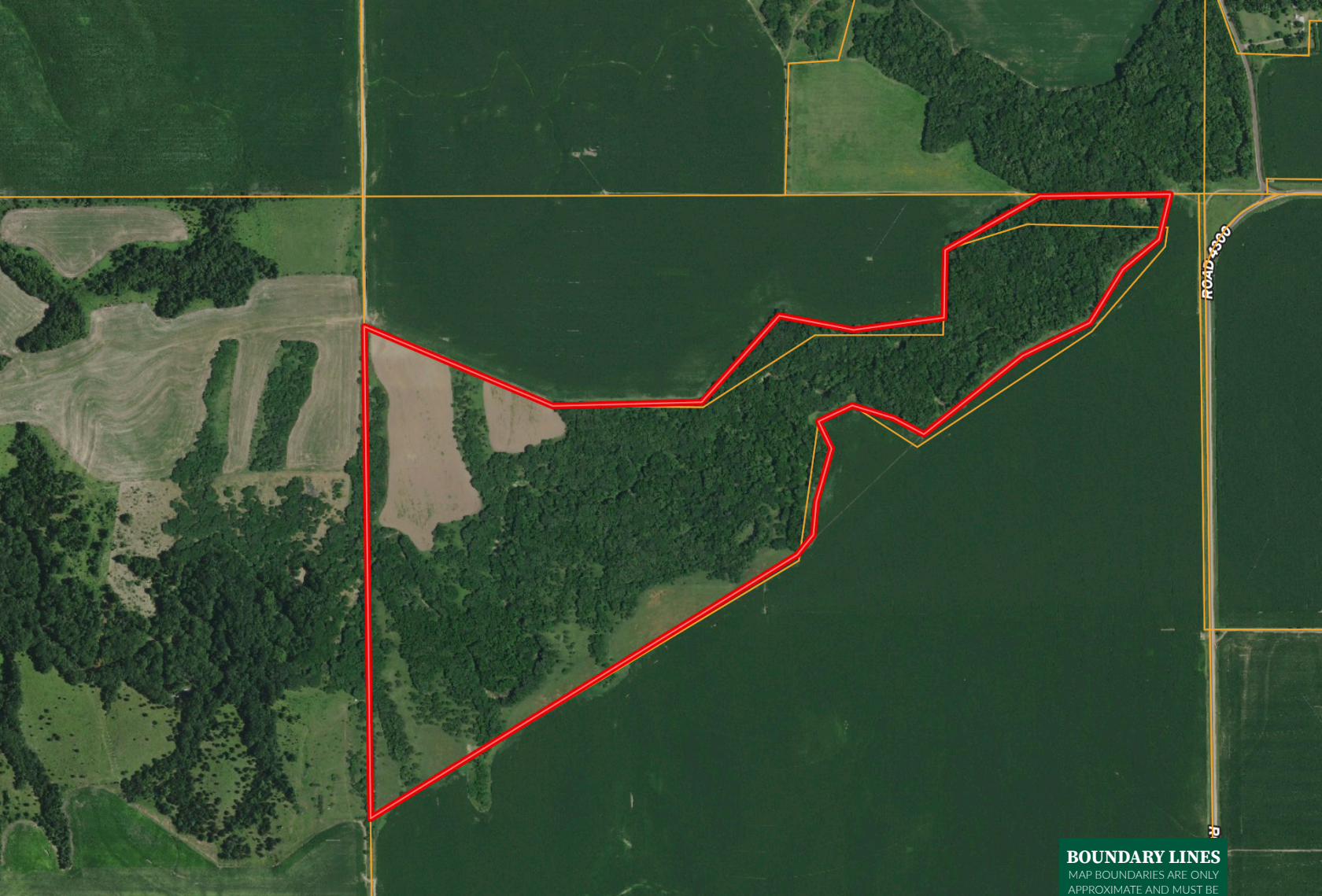


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

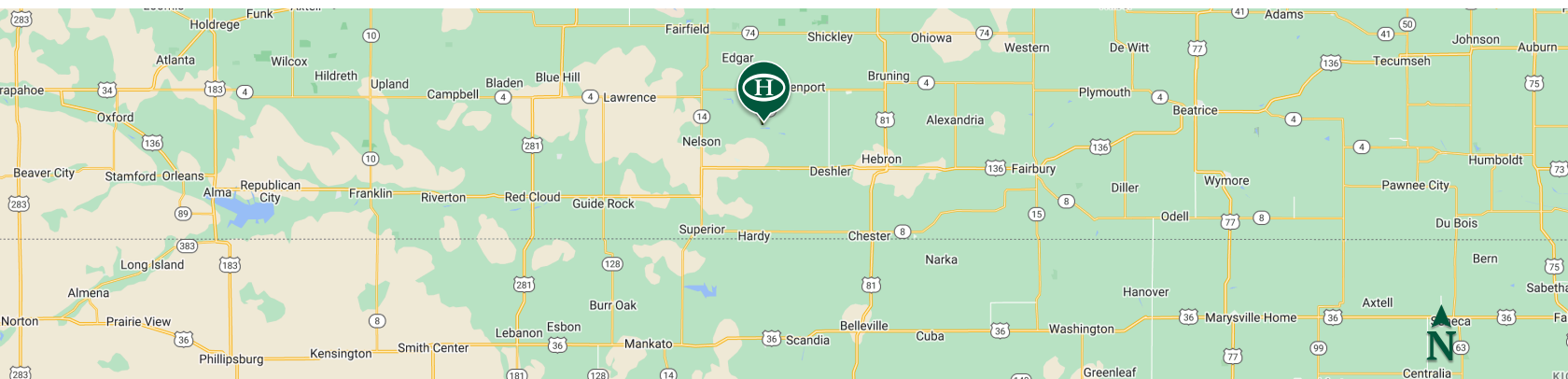
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APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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