

Bridgeport Waterfowl Haven

293 Acres

Morrill County, NE

\$1,460,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Campground
Canal
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Lodge/Resort
Natural Spring
Outfitting/Guide Service
Pond/Lake
Recreational Business
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water Rights
Water Shares (different from water rights)
Water View

Land Details

Address: TBD RD 93, Bridgeport,
Nebraska 69336, USA
Closest Town: Bridgeport
Total Acres: 293.00
Deeded Acres: 293.00
Leased Acres: 0.00
Zoning: Ag
Source of lot size: Unknown



Property Summary

Nestled just a stone's throw from the North Platte River, this new listing offers an exceptional opportunity for waterfowl enthusiasts to own a slice of paradise in the picturesque surroundings of Bridgeport, Nebraska. Spread across 293+/- acres lays multiple ponds, sloughs, and sheet water all designed to create a haven for ducks and geese.





Land

As soon as you set foot on the property, you'll be captivated by the bustling wildlife scene. As ducks and geese migrate into the Platte Valley during the Fall and Winter it's hard for even the seasoned waterfowler not to get caught up with the sheer numbers of birds on the horizon. This property is built with the hunter in mind and hosts three permanent pit blinds strategically placed around the property. Power has been brought to the property offering heated blinds and the advantage of an Ice Eater to keep ponds open during the winter months. Live water sloughs allow for great late-season hunting as other small ponds begin to freeze over. The proximity to the river bottom also makes it a hotspot for deer. Young Russian Olive trees have shot up providing the perfect balance of cover and protection. Deer can find reprieve from the river bottom as they move between bedding and large feed sources. Pope and Young along with Boone and Crocket deer have been taken off the property in past years. Whether it's the adrenaline-pumped waterfowl hunting during the migratory season or the more tranquil dove hunting – there's never a dull moment here. The current owners have enjoyed many days filling straps and sharing laughs in the blind.

Water Rights on the property allow the landowner to flood and move water around the property using boards or pumps.

The hard work is done, and waterfowl properties like this are becoming rare on the market.

Call Jake Hyland with Hayden Outdoors to schedule your own, personal, qualified showing.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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."

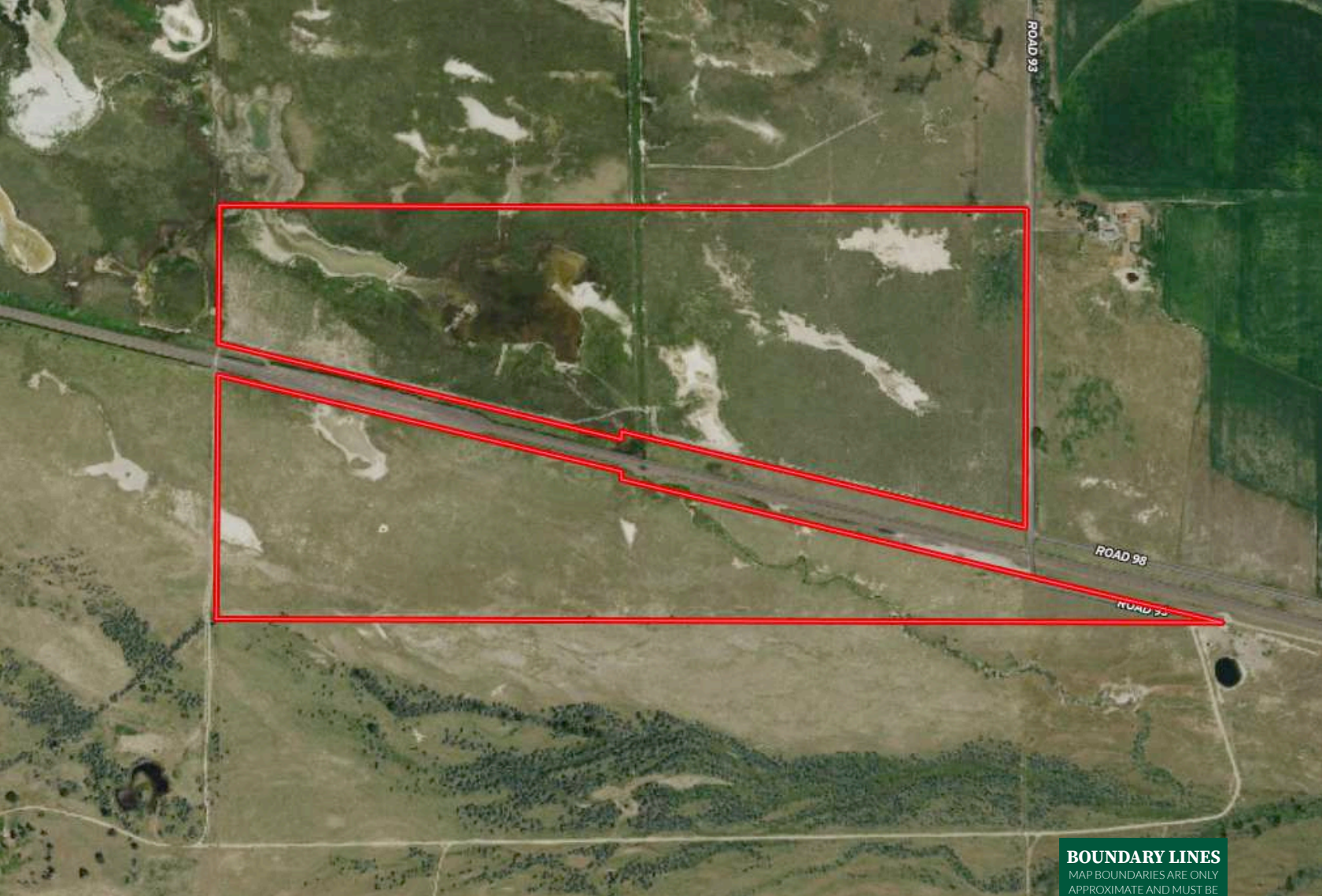


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Jake Hyland

📍 Licensed in CO, NE, SD & WY
✉ Jake@HaydenOutdoors.com
📞 970.227.8990


**HAYDEN
OUTDOORS.**
REAL ESTATE

