

NEBRASKA LAND/LAKE FOR SALE
21 ACRE TRACT OF NEBRASKA SANDHILLS 16 MILES FROM BASSETT
08/08/26

Located 8 miles South on US Hwy 183, and 8.3 miles East on WPA Road to the northwest corner of the property.

The property includes:

- ➔ A four (4) acre natural lake within the 21 acres, which has a:
 - x continuously flowing well (flow well – no pump required) in the lake. It can easily be located by the black plastic pipe protruding above the water line when the lake is not overly full.
 - x second flow well just across the boundary to the south that also feeds into the lake. (The lake ranges in depth from 3 feet to 12 feet at normal lake levels.)
 - x water control structure in the Northeast corner of the lake that offers very good water level control. (The discharge flows out into a drainage that has always been there before the structure was built. It flows to a culvert under WPA Road.)
- ➔ 17 acres of upland native warm season grass (bluestems and more);
- ➔ Wet meadow habitat, populated with sedges and rushes;
- ➔ Native flowering forbs throughout the area;
- ➔ A small stand of old cottonwoods in the middle of the property;
- ➔ A four, tree deep windbreak of old cottonwoods and cedars, owned by the adjacent property (south boundary)

BOUNDARIES: North and East boundary are surrounded by a well-maintained asphalt WPA road. West boundary is a fence separating the property from a large grass pasture, owned by a large cattle rancher. There are no people living within a mile or more of this acreage; and, traffic is sparse.

ABOUT: Current owners took ownership in 2019. Previous owners (prior to current owners) were growing a number of game fish in the lake, but several extremely wet years followed; and, the lake water control structure was fully engaged, resulting in many early life fish washing out through the overflow, which appears to have damaged the fishery and current owners did not have time to restock.

The land shows signs of deer, and the previous owner noted having killed a nice buck whitetail and mule deer during the archery season. Current owners found a beautiful whitetail buck that had died at the water's edge - likely from EHD. Owners collected the skull and created a mount so a picture is available. A local was allowed to hunt coyotes in the winter.

There are Canada Geese in this area year around. They use the wetlands and the lake most often when some of the land is kept mowed to provide palatable grazing. Unmowed grass, sedges and rushes are too coarse for their liking; and, there is abundant grazed grass all around the lake that attracts and holds geese. Owners have rarely been on the property when ducks are not present. Commonly, ducks including teal, widgeon and diving species are present. Puddle ducks such as mallard, gadwall, and shoveler are less common because there is limited shallow edge habitat and cattails occupy much of this shallow water.

Owners have attempted to control the cattails to open some shallow areas but, have been unable to visit frequently enough to make that work. The bottom has about a foot or more of soft muck due to decaying rooted and floating vegetation. The water clarity, however, has always remained crystal clear. There have been periodic explosions of the grass frog population and bull frogs can be heard. Also, a large alligator snapping turtle was spotted in the lake.

The lake never got close to drying out, even after two very dry years, recently. This property would make a wonderful place for a cabin in the Sandhills. It is a very peaceful, picturesque, and a quiet place to spend time. Photographs are available. Call Larry at 402-640-7809, Crofton, NE (2 hours east of Bassett)