

Gloor Recreation Ground

Platte County

48 acres +/-

Description

This is an outstanding recreational opportunity with a close proximity to Columbus. The property offers excellent deer, turkey, coyote and raccoon hunting with very little hunting pressure. Also, in the spring this property has some of the best mushroom hunting around. Don't let this opportunity pass.

Location

From the corner of 23rd Street and 48th Avenue the property is located one mile west and is on the South side of Shady Lake Road.

2017 Real Estate Taxes

\$1,187.20

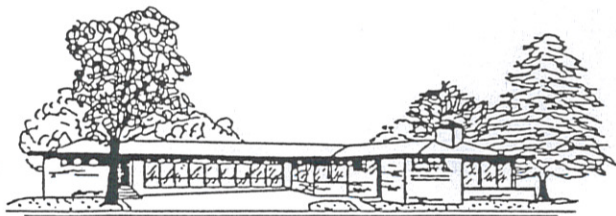
Price

\$295,000

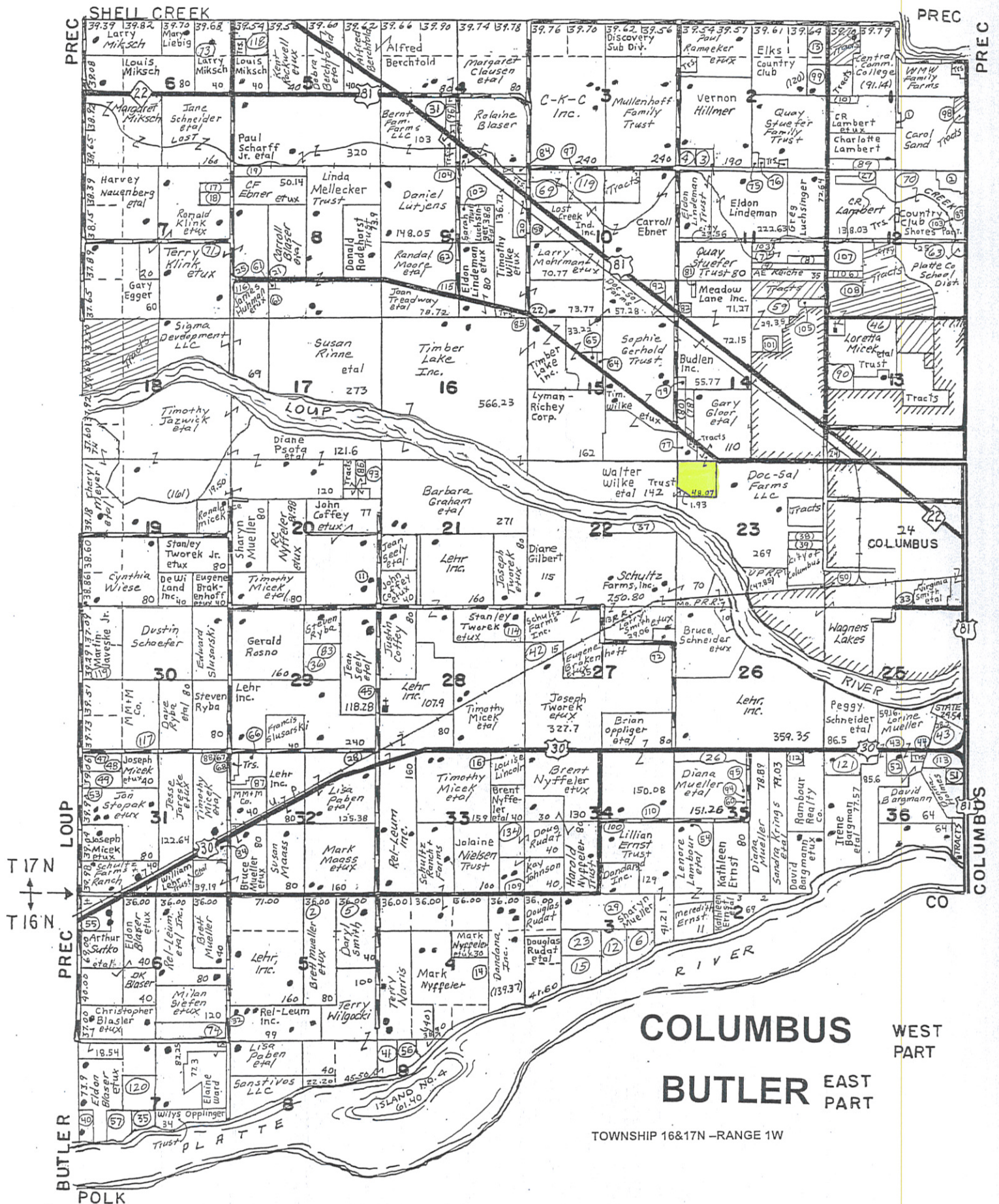
Offered Exclusively By:

Rambour Realty Co.

1554 26th Avenue • Columbus, Nebraska 68601
Phone (402) 564-2724



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United States
Department of
Agriculture

Farm Service Agency
Platte County, Nebraska

Farm 8861



Common Land Unit ☐ PLSS

☐ Non-cropland
☐ Tract Boundary

Wetland Determination Identifiers

- ☒ Restricted Use
- ☒ Limited Restrictions
- ☐ Exempt from Conservation
- ☐ Compliance Provisions

2016 NAIP Imagery

2018 Program Year

Map Created December 19, 2017

1 inch = 687 feet

23-17-1W

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Parcel Information

Parcel ID:	710023891
Map Number	17-1W0-23-0000-00960
State Geo Code	2407-23-2-00005-000-0960
Cadastral #	1W-31
Images	
Current Owner:	GLOOR/GARY D & GLOOR/CARY A % GARY D GLOOR 6192 SOUTHERN HILLS DRIVE WINDSOR, CO 80550-8069
Situs Address:	
Tax District:	4
School District:	COLUMBUS 1, 71-0001
Account Type:	Agricultural
Legal Description:	23 17 1W PT N1/2 NW & LOT 1
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2017	\$77,945	\$77,945	\$0	\$0
2016	\$77,945	\$77,945	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2017	\$1,187.20	1.628693
2016		1.64214

2017 Tax Levy

<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.01047300
COLUMBUS 1 BOND	0.20398000
COLUMBUS RFD	0.01443900
LOWER LOUP NRD	0.03008300
PLATTE COUNTY	0.19157400
COUNTY LIBRARY	0.00326000
COLUMBUS 1	1.04412500
ESU #7	0.01557100
CENTRAL COMMUNITY COLLEGE	0.09430200
COLUMBUS TWP	0.02088600

Agricultural Land Information

<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>
8420	GRAS	3G	\$1,650.00	39.360
9983	GRAS	4G	\$1,600.00	0.090

1/24/2018

Platte County Assessor

powered by:



8420	GRT1	3GT1	\$1,650.00	7.400
9983	GRT1	4GT1	\$1,600.00	0.160
WW	WASTE	WW	\$100.00	0.260
WATER	WATER	WATER	\$500.00	0.730
Total:				48

Sales Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>
08/12/2013	\$0.00	229 / 602	GLOOR/DANIEL O (& MARILYN J GLOOR REVOCABLE TRUST AGREEMENT ETAL

Property Classification

<u>Status:</u>	Unimproved	<u>Location:</u>	Suburban
<u>Property Class:</u>	Agricultural	<u>City Size:</u>	No Population
<u>Zoning:</u>	Agricultural	<u>Lot Size:</u>	40.01-160.00 ac.

Residential Datasheet

<u>Zoning:</u>	Agricultural	<u>Quality:</u>	
<u>Year Built:</u>	0	<u>Style:</u>	
<u>Exterior:</u>		<u>Bathrooms:</u>	0.00
<u>Bedrooms:</u>	0	<u>Heating/Cooling:</u>	
<u>Plumbing Fixtures:</u>	0	<u>Min Finish:</u>	0 sq. ft
<u>Basement Size:</u>	0 sq. ft	<u>Part Finish:</u>	0 sq. ft
<u>Building Size:</u>	0 sq. ft		