

LAND FOR SALE

Gamebird Homestead



Location: The property is located in north central Perkins County, Nebraska, just 12 miles south off I-80 Roscoe exchange, or 8 miles north and 2 miles west of Madrid, NE. Address: 33450 Road 768, Madrid, NE.

Legal Description: E1/2 Section 1-T11N-R38W of the 6th P.M., Perkins County, NE.

Acres: 320 tax assessed acres, containing 266 acres of non-irrigated cropland, 41 acres of trees and shrubs, 5 acres of improvement site, with the balance in roads.

Taxes: 2015 taxes payable in 2016 - \$6,050

Land Use: Modern homestead, fields in dryland rotation, tree and shrub rows provide excellent wildlife habitat.

Improvements: The 1999 single story frame home has 2,428 sq. ft., 3 bedrooms, 2 baths, and attached garage. Outbuildings include a 1999 - 40' x 60' x 14' metal shop building with attached tool storage room, apartment, and dog run, a 2011—48' x 61' metal quonset, two chicken/pheasant coops with fenced runs, and a fence livestock/horse pen.

Price: \$920,000

Comments: This unique farmstead offers quiet rural living with productive cropland and outdoor recreational opportunities including gun dog training and upland gamebird outfitting.

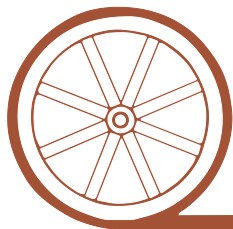
Contact: **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
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Don Walker, John Childears



Bruce Dodson,
Listing Agent

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





Residence: The 1999 single story frame home has 2,428 sq. ft., 3 bedrooms, 2 baths, and attached garage. Open kitchen and dining area adjacent to the living-room. Deck extends into an entertainment area with grill and fireplace. Also located on the deck is a built in sauna.

Yard and Garden: The lawn is a low maintenance buffalo grass stand. A nice garden area is located near the home with fruit trees. The improvement site has rows of deciduous and conifer trees on the west, north, and east perimeter. From the home there is an open view over the fields to the south.



Outbuildings: Include a 1999 - 40' x 60' x 14' metal shop building with attached tool storage room and dog run. This building also has a built in apartment with bedroom, bath, and rec room. Other improvements include a 2011—48' x 61' metal quonset, two chicken/pheasant coops with fenced runs, and a fence livestock/horse pen.



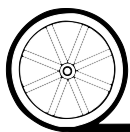


Soils: Cropland soils are 84% Class II Kuma and Keith silt loams with 1 to 3% slopes. Excellent crop productivity in a dryland rotation.

Wildlife: The fields with tree and shrub rows hold abundant wildlife, offering wildlife viewing and excellent hunting opportunities. Wildlife include deer and upland gamebirds.



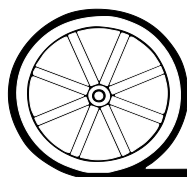
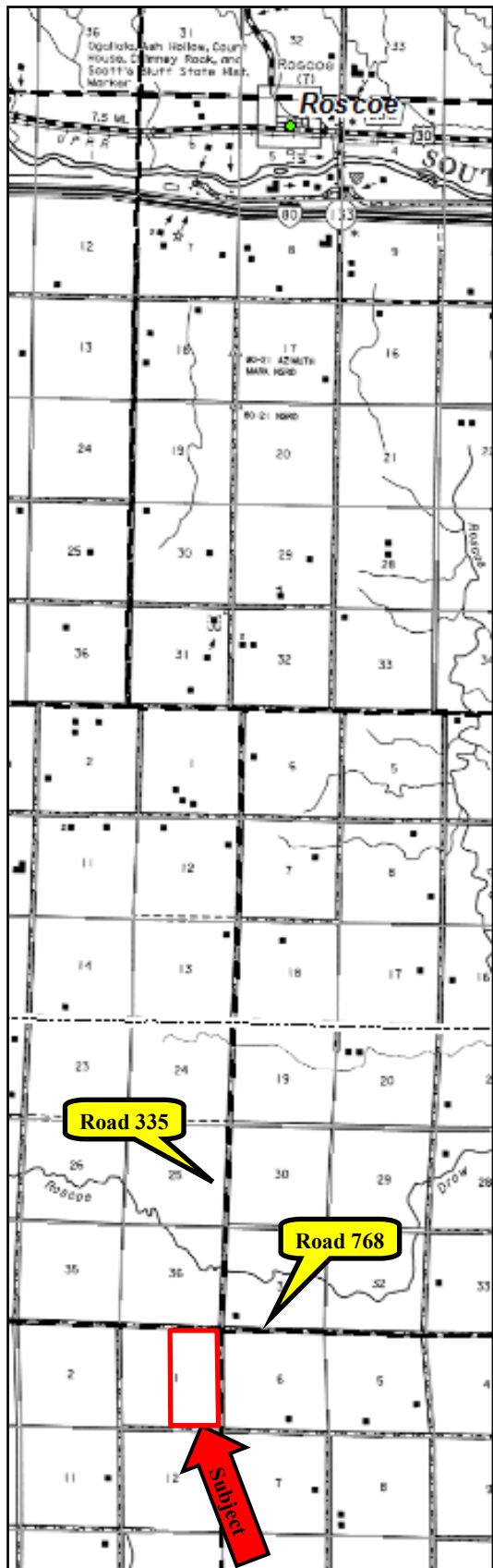
Recreation: The configuration of fields and cover offer excellent opportunities for working and training trial or hunting dogs. Historically, an upland gamebird outfitting business was operated on the property.



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