

# LAND FOR SALE

## Arthur County Pasture



- Location:** 15 miles west of Arthur, Nebraska on Swan Road.
- Legal Description:** S1/2S1/2, NW1/4SW1/4, SW1/4NW1/4 Section 17; E1/2SE1/4, SE1/4NE1/4, NW1/4SE1/4, SW1/4NE1/4 Section 18; N1/2, E1/2SW1/4, SE1/4 Section 20; All in T19N-R40W of the 6th P.M., Arthur County, Nebraska.
- Acres:** 992.13 tax assessed acres (An additional 40 acres of USA Land is fenced in with the property.)
- Taxes:** 2015 taxes payable in 2016 - \$4,032.34
- Land Use:** Property is primarily rangeland with approximately 80 acres of upland meadow. Watered by 3 wells with submersible pumps, and solar panels.
- Price:** ~~\$850,000~~ **Price Reduced** \$625,000
- Comments:** This is a good piece of pasture with county gravel road on the west side. It is still available for this year's grazing.

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308-764-7175 or [donw@agriaffiliates.com](mailto:donw@agriaffiliates.com)  
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**Agri Affiliates—Providing Farm, Ranch Real Estate Services**

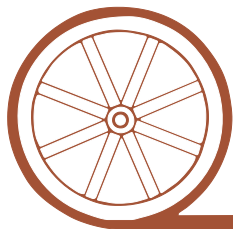


**Don Walker,**  
Co-Listing Agent



**Mike Polk,**  
Co-Listing Agent

*Offered Exclusively By:*



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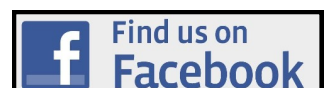
**NORTH PLATTE OFFICE**

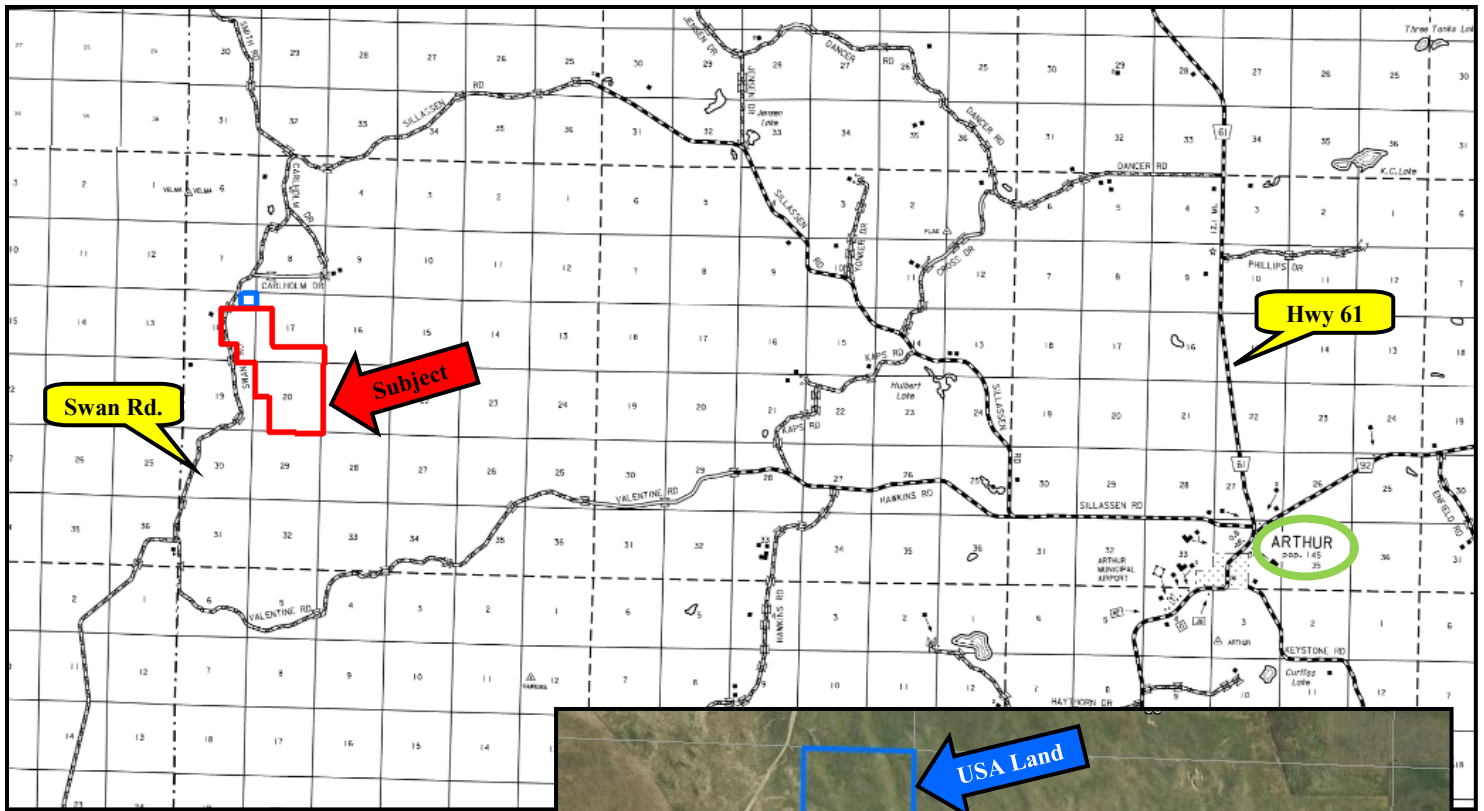
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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.

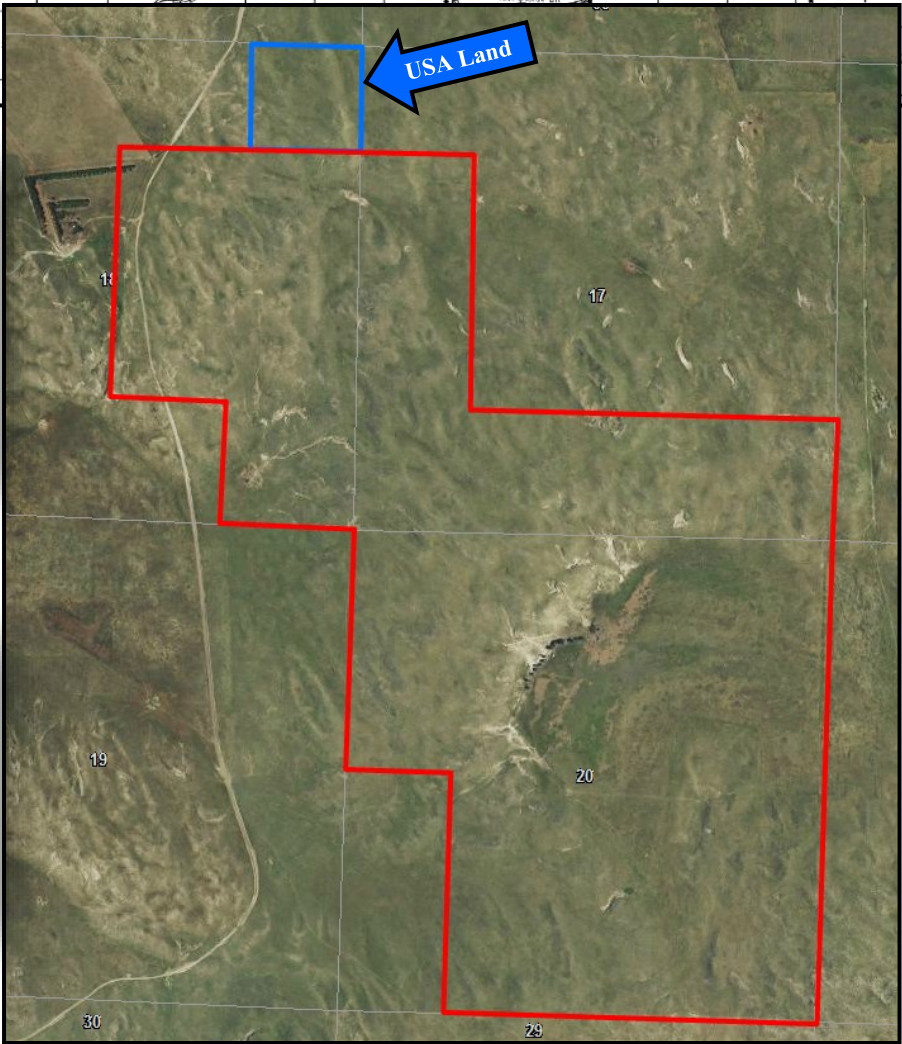


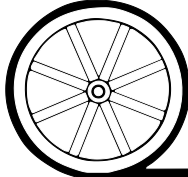


**Southeast Well with Solar Panel**



**Northeast Well with Solar Panel**





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