

LAND FOR SALE



Webster County Range & Recreation

LOCATION:

From Inavale, Nebraska, four miles south on Road 500, ½ mile east on Road C, then ¾ mile south on Road 550.

LEGAL DESCRIPTION:

The South Half of the Southeast Quarter (S1/2SE1/4) of Section Twenty-Six (26), and the Northeast Quarter (NE1/4) of Section Thirty-Five (35), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

PROPERTY DESCRIPTION:

240 acres of exceptional hardland pasture, perfect for the cattleman or hunter.



COMMENTS:

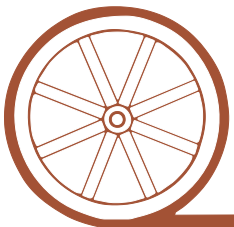
Fences are 5-wire, barbed with hedge or creosote posts, and have been replaced very recently. Three dug-out/dams provide water for livestock and wildlife. Property has direct access to the Lower Republican NRD rural water service. Great deer and turkey hunting!

LIST PRICE:

\$432,000.00

CONTACT:

Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Offered Exclusively By:

AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

HASTINGS OFFICE

P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
www.agriaffiliates.com

(402) 519-2777

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.



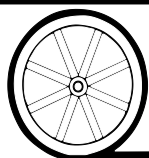
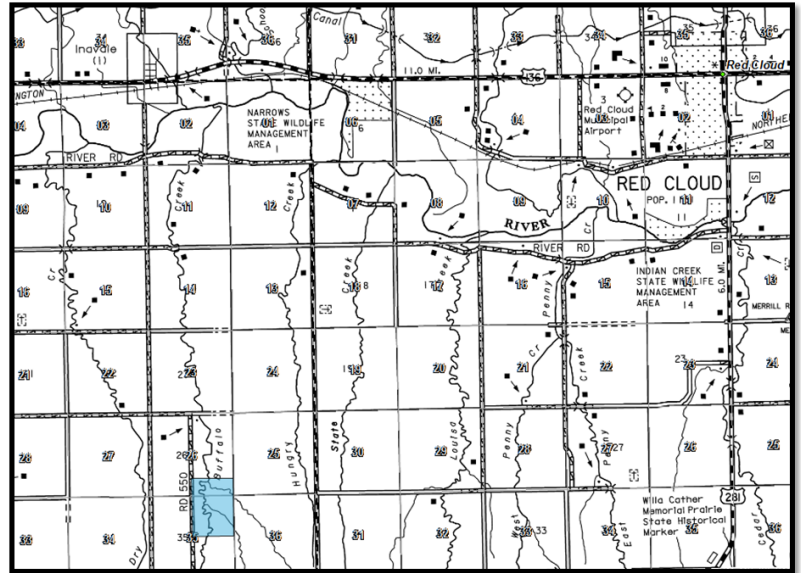
NATURAL RESOURCE

DISTRICT: The farm is located in the Lower Republican Natural Resource District.

SOILS: Silt Loam Series

REAL ESTATE

TAXES: 2014 Real Estate Tax - \$3,125.22



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.