

# Deadman Ranch

*Via Deadman Road  
Just off Dead Mans Creek*



*South of Fort Robinson  
Nebraska Pine Ridge*

**Bruce Dodson 308/539-4455**

**Dallas Dodson 402/389-0319**

*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**

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

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

Information contained herein was obtained for 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. Maps are provided as approximations & guidelines only, and not intended as survey accurate.



## Location:

From Crawford, Nebraska, access to Deadman Ranch is 4 miles south on Nebraska #2, 4 miles west on Four Mile Road, then 4 miles south on Deadman Road. Or, 9 south on #2, 3 west on Belmont Road, and 2 northwest on Deadman Road.

## Legal

## Description:

E1/2SE1/4, and that part S1/2NE1/4 lying west of Deadman Road and within the 10 foot high fence area of Section 19; All Section 29 except the SE1/4SE1/4, N1/2NE1/4, NE1/4NW1/4; All Section 30; NE1/4NW1/4 Section 31-T30N-R52W of the 6th PM, Dawes County, Nebraska.

## Land Use:

Deadman Ranch includes a 10 foot High Fence on the boundary, with some internal pens for shipping/receiving/working. Three stock wells provide water to this beautiful Pine Ridge property, which includes open park areas and wooded areas of Ponderosa Pine. Terrain varies from undulating to rolling to smaller areas of rough canyons. The ranch includes excellent grass cover and production. Whatever your personal preference, it is right here on Deadman Ranch.

## Taxed Acres:

1,260 tax assessed acres

## Taxes:

2014 taxes payable in 2015 are approximately \$5,270

## Price:

**\$1,625,000**

## Comments:

Excellent recreational property with 10 foot high boundary fence. Includes very good grass for livestock grazing, or wild game production; 3 stock wells. Excellent access to the property, yet secure and bordering National Forest.

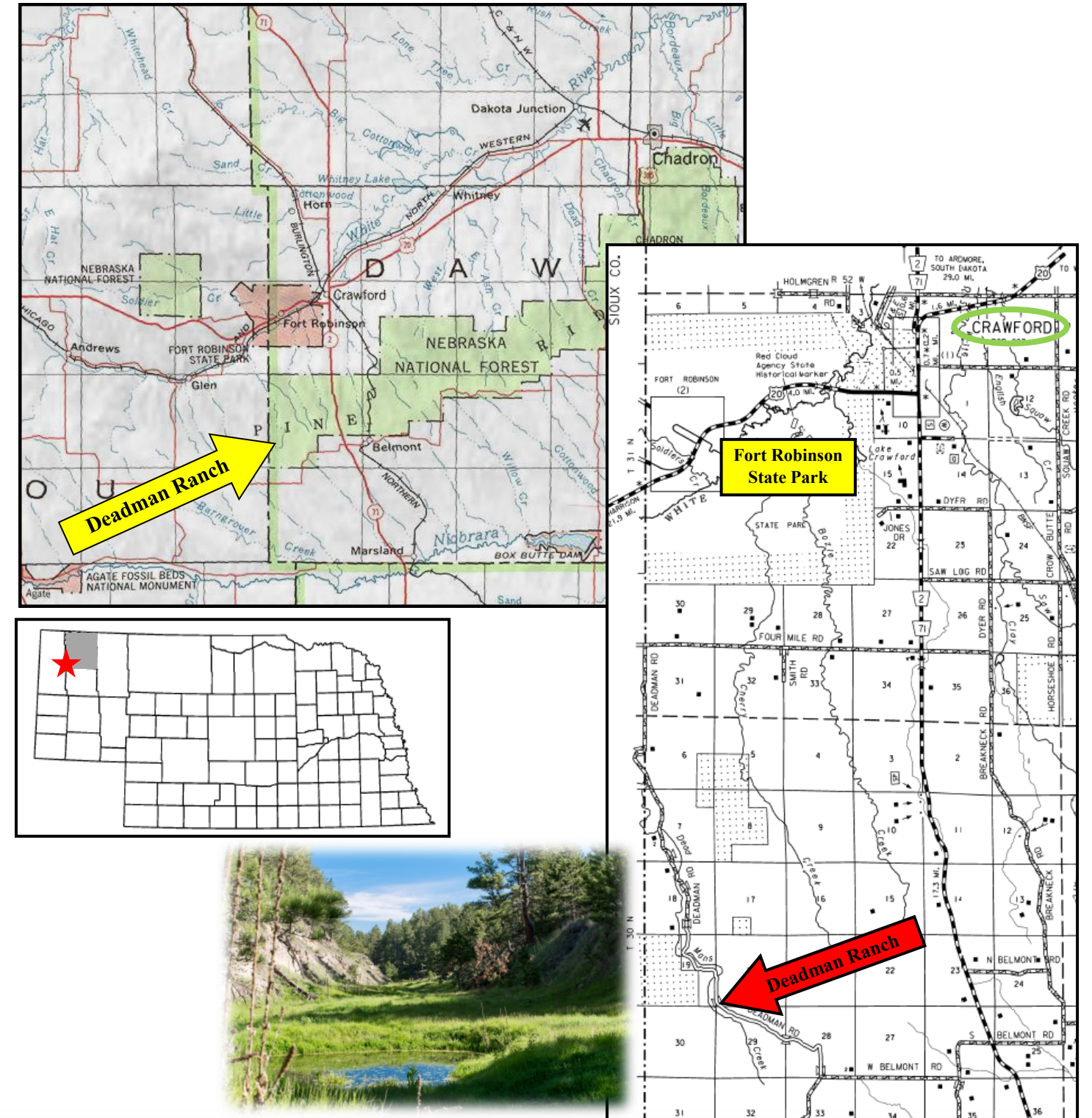
## Contact:

**Bruce Dodson (308) 539-4455 or e-mail [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
**Dallas Dodson (402) 389-0319 or e-mail [dallas@agriaffiliates.com](mailto:dallas@agriaffiliates.com)**  
Mike Polk, Don Walker, Jerry Weaver, Roger Luehrs, Chase Dodson, Tony Eggleston  
John Childears, Broker **308/534-9240**

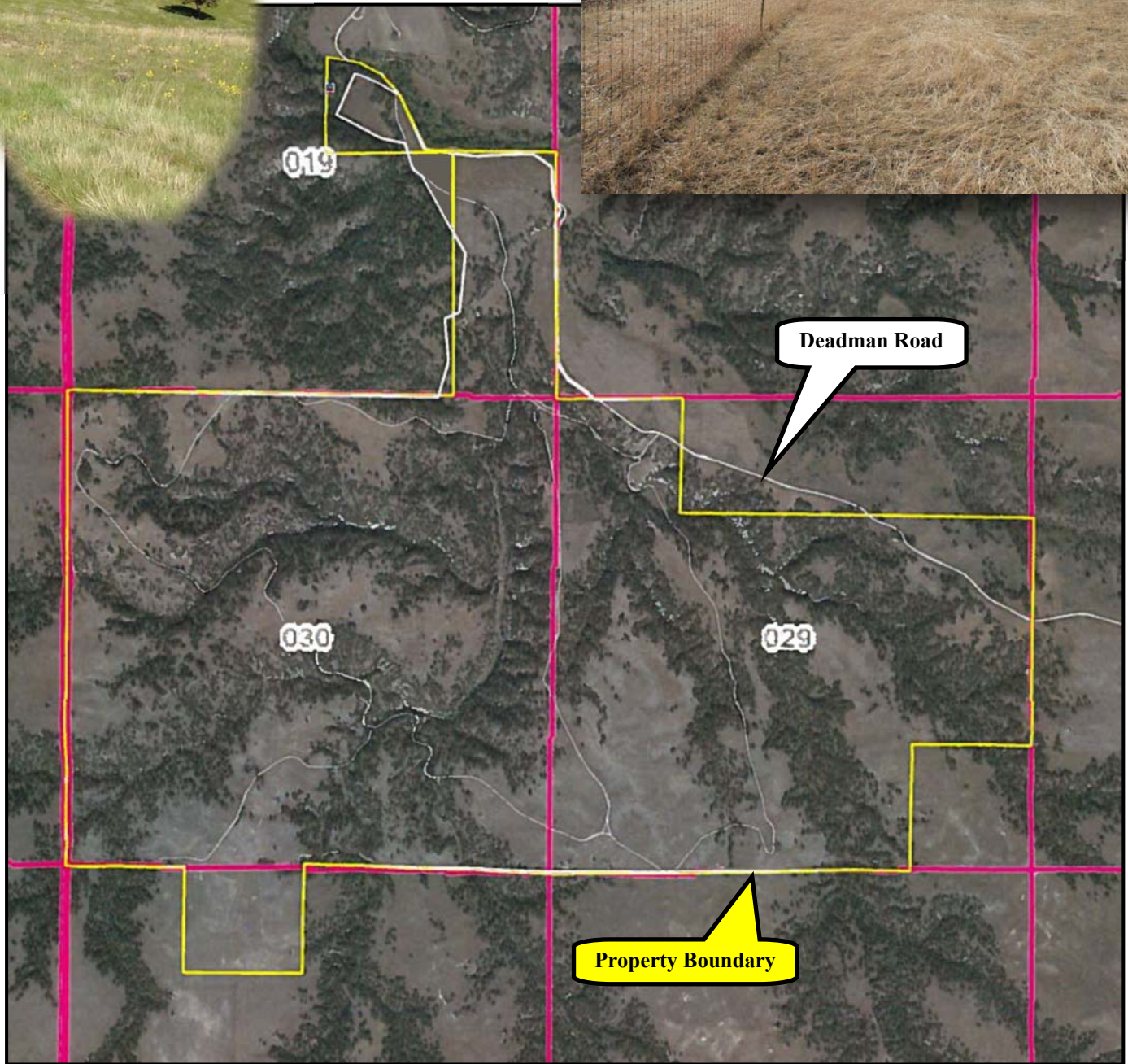
**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



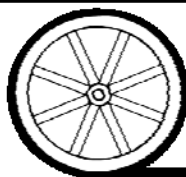
# Deadman Ranch







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



**AGRI AFFILIATES, INC.**

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