

# LAND FOR SALE

## Rommel Ranch

*Hwy 97 McPherson County Rangeland*

**Location:**

The property is located 4.5 miles southeast of Tryon, Nebraska, along both sides of Hwy 97, or 27.4 miles northwest of North Platte on Hwy 97.

**Legal Description:**

W1/2, NE1/4, N1/2SE1/4, SW1/4SE1/4 Section 20; S1/2 Section 21; SW1/4, S1/2NW1/4 Section 22; W1/2 Section 27; All Section 28; NE1/4, E1/2NW1/4, NW1/4NW1/4, N1/2S1/2 Section 33-T18N-R31W of the 6th P.M., McPherson County, NE.

**Acres:**

2,560 tax assessed acres

**Taxes:**

2013 taxes payable in 2014 - \$8,468.54

**Land Use:**

The property is entirely Sandhills rangeland.

**Water:**

Livestock water provided by 7 windmills and stock tanks.

**Price:**

**\$2,816,000 (\$1,100/acre)**

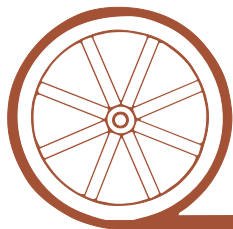
**Comments:**

Very productive rangeland with excellent access.

**Contact:**

**Bruce Dodson, Listing Agent - 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Jerry Weaver, Chase Dodson, Mike Polk, Dallas Dodson, Tony Eggleston, Don Walker

*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

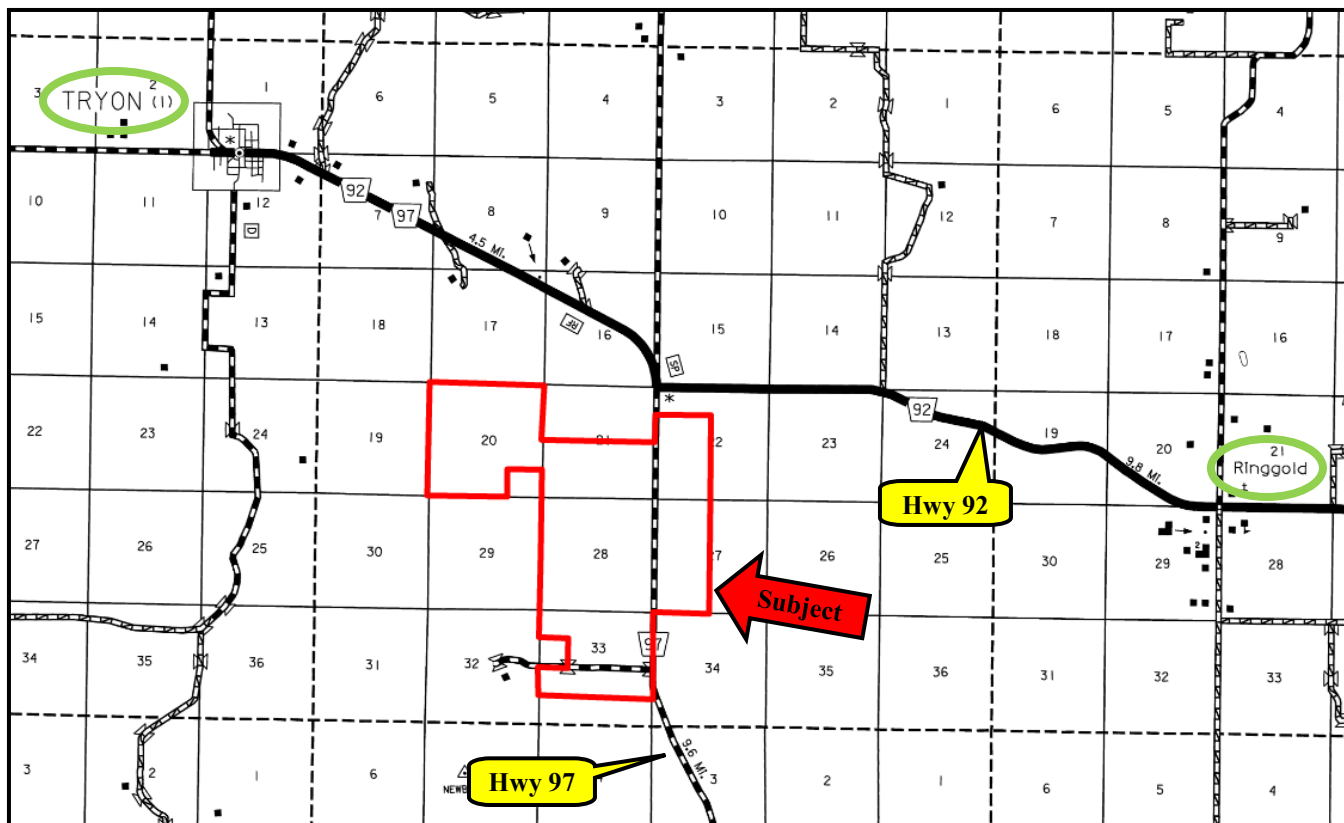
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

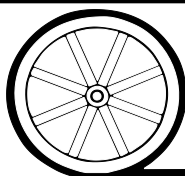
Fax (308) 534-9244

Information contained herein was obtained 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.





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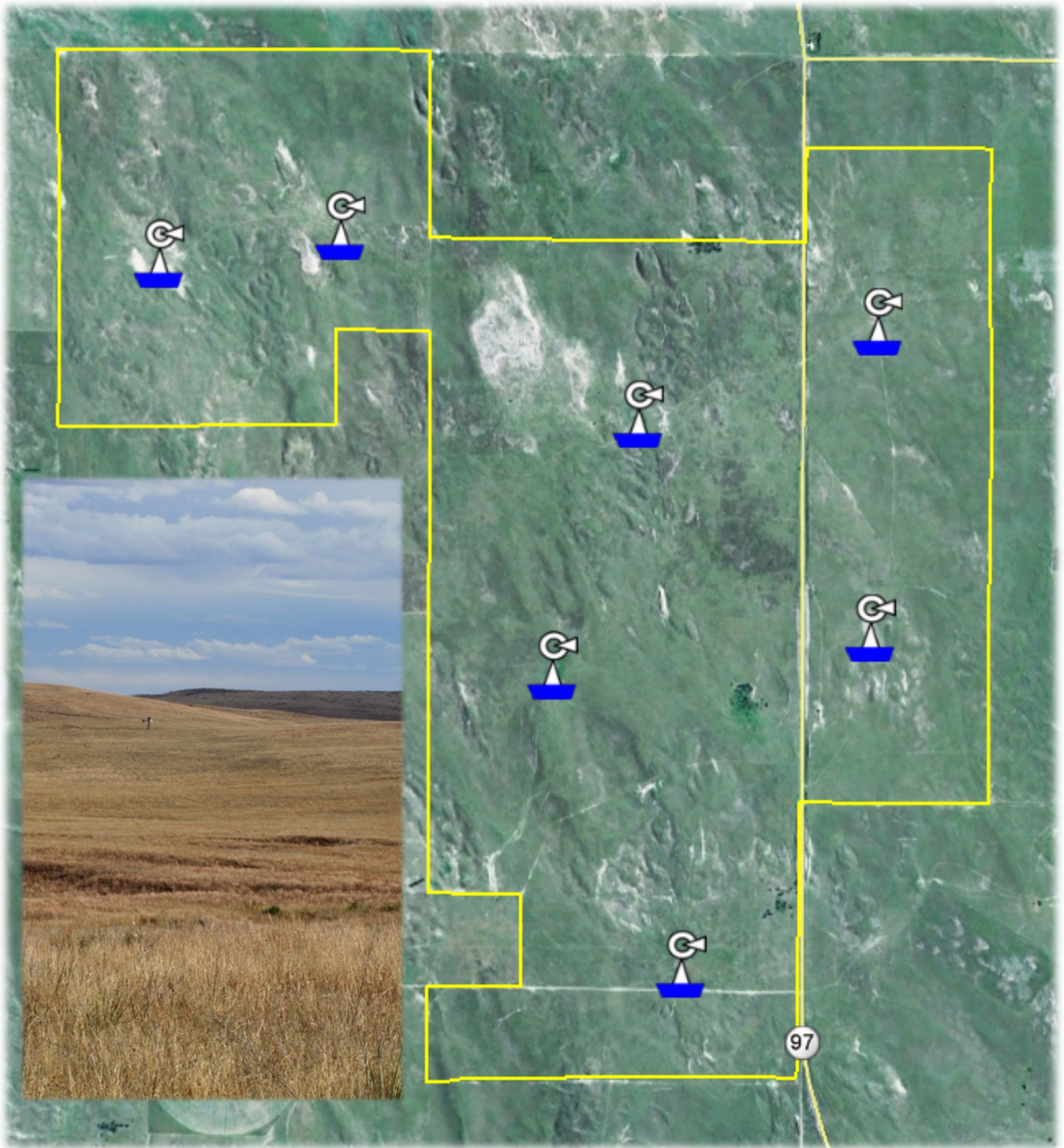


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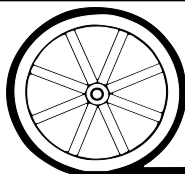
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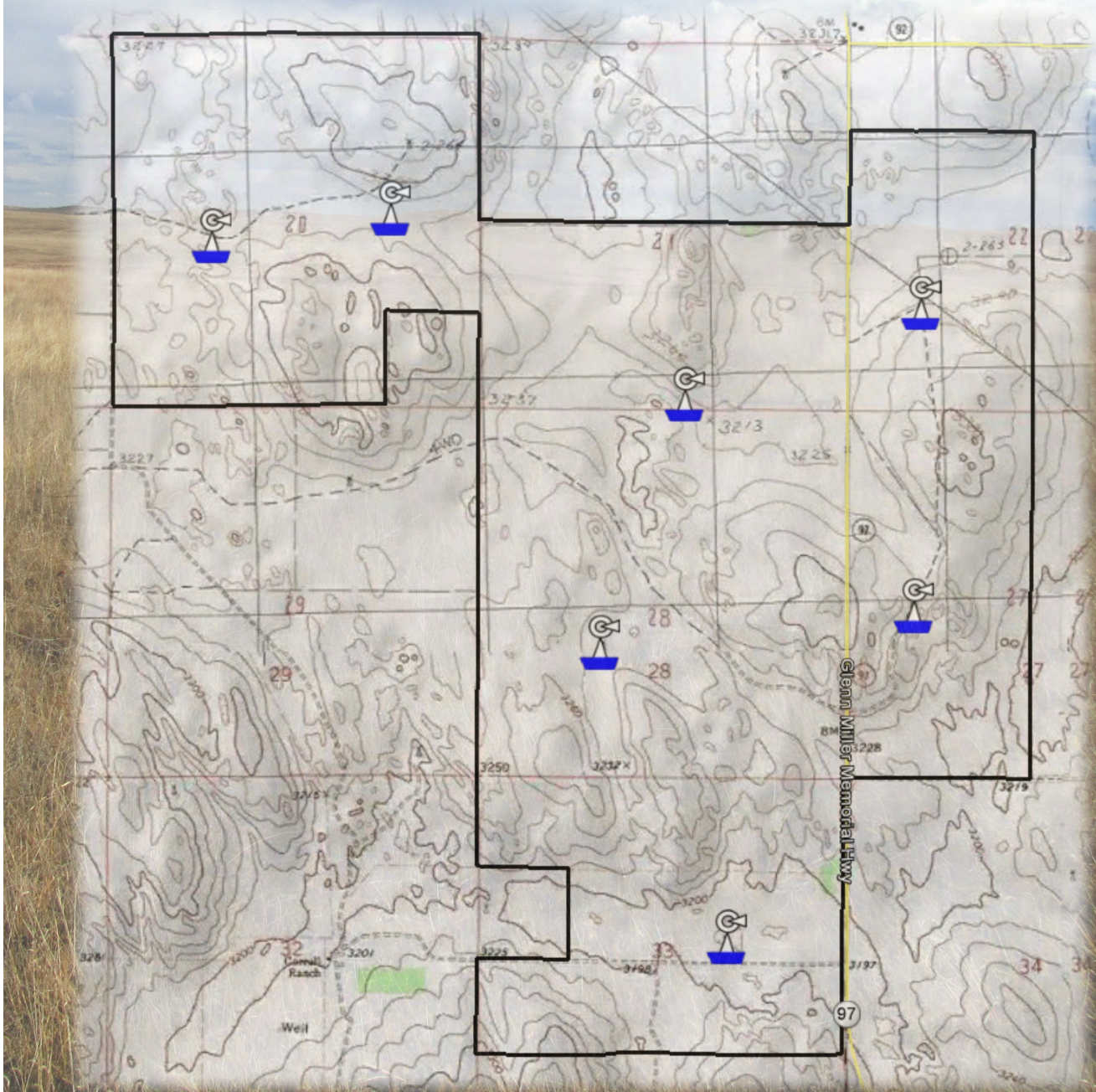
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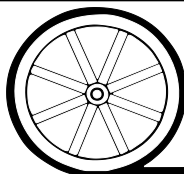
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