

# LAND FOR SALE



## Ogallala Country Home & Fruit Farm

**Location:** 3 miles east of Ogallala, Nebraska I-80 Interchange on Prospector Drive, which turns into Road East 85 then 1/4 mile south on Road East D S.

**Legal Description:**

A tract in NW1/4SW1/4 Section 11-T13N-R38W of the 6th P.M., Keith County, Nebraska.

**Acres:**

22.25 tax assessed acres

**Taxes:**

2012 taxes payable in 2013 - \$2,710.72

**Land Use:**

15 acres of pasture and hay meadow, 2 acres of grapes, fruit trees, walnut trees, raspberry, mulberry and aronia berry bushes.

**Improvements & Equipment:**

1,144 sq. ft. home with full 1,144 sq. ft. finished walk-out basement. There are four bedrooms with 2 bathrooms, a 120 sq. ft. covered deck, a large family room with fireplace and a corn burning insert and a 2 car attached garage.

**Outbuildings:**

A large drive-thru shop building with full concrete floor, two large 15,000 Bu grain bins, a honey processing building, dog kennel, barn and corrals, and miscellaneous outbuildings. There is also a small camping area with two bathrooms. There is a greenhouse that may or may not go with the property (subject to FSA approval).

**Price:**

**\$265,000.00**

**Comments:**

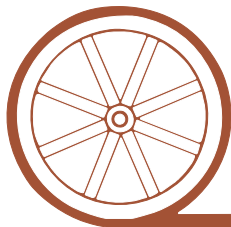
Only a 5 minute commute from Ogallala, this property is an excellent facility for a variety of interests (raising and training dogs, horses, small herd of cattle, goats, etc.). The current owner has developed quite a clientele for the honey, jams and jellies produced from the multitude of berry bushes and fruit trees.

**Contact:**

**Mike Polk; Listing Agent - 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**

Bruce Dodson, Loren Johnson, Jerry Weaver, Chase Dodson, Tony Eggleston, Greg Polk or Roger Luehrs

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

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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.



## Interior Photos



**Living Room**



**One of Three Bedrooms on Main Floor**



**Kitchen includes appliances**



**Dining Room**



**Walk-Out Basement Family Room  
with Corn Burning Insert**



**Downstairs Office  
(Downstairs also has one more bedroom)**





**Covered Deck**



**Dog Kennel, Honey House & Two 30'X59' Diameter Grain Bins**



**Utility Building**



**1.5 acres of Grapes**

## **Outside Improvements**



**Barn & Corrals**



**Inside the Honey Processing Building**



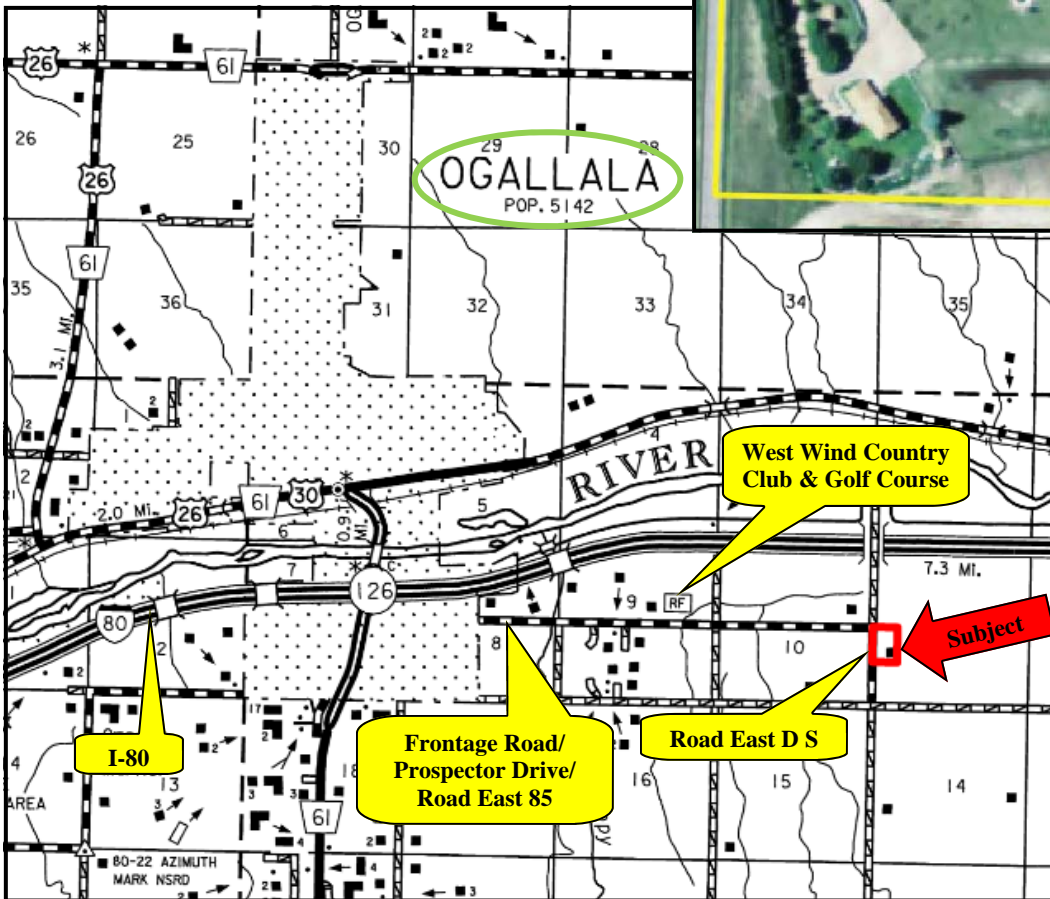
**Camp Site with two bathrooms**

**Don't let this opportunity pass you by...  
only 5 minutes from Ogallala!**



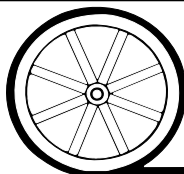


Grapevines, Gazebo, & Fruit Trees



**Lots of  
OPPORTUNITY  
with this piece of  
Country Living!**

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