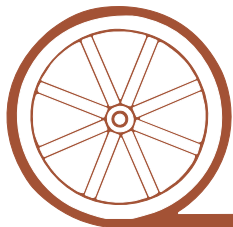


LAND FOR SALE

South Platte Mallard Hollow



- Location:** 3 miles southwest of Brule, Nebraska on the south side of the South Platte River
- Legal Description:** Tract in Lots 5, 6, 7, & 8 Section 20-T13N-R40W of the 6th P.M., Keith County, Nebraska.
- Acres:** 87.18 tax assessed acres
- Taxes:** 2011 taxes due in 2012 - \$2,835.32
- Land Use:** This is an excellent hunting property that has been fully developed with food plots, fishing pond, duck and goose blinds, deer stands and turkey blinds. Complete with a mile of South Platte River Frontage on the north and irrigated cropland on the south, this is a Hunter's Haven.
- Improvements:** There is a 2,400 sq. ft. hunting lodge with 3 bedrooms, 2 bathrooms, kitchen/dining area, living room with pool table, separate den with bar, and a screened-in porch with BBQ grill. There is a 1,200 sq. ft. metal utility building with full concrete floor for RV storage.
- Price:** **\$450,000 Cash**
- Comments:** Access is provided to this property with an interstate overpass that services this property and the adjacent farm ground.
- Contact:** **Mike Polk; Listing Agent 539-4446 or mike@agriaffiliates.com**
Loren Johnson, Jerry Weaver, Bruce Dodson, Roger Luehrs, Dallas Dodson



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AGRI AFFILIATES, INC.

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NORTH PLATTE OFFICE

P.O. Box 1166

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North Platte, NE 69103

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.



Living room with pool table



Den with bar



Kitchen



Dining Area



One of three bedrooms



One of two bathrooms



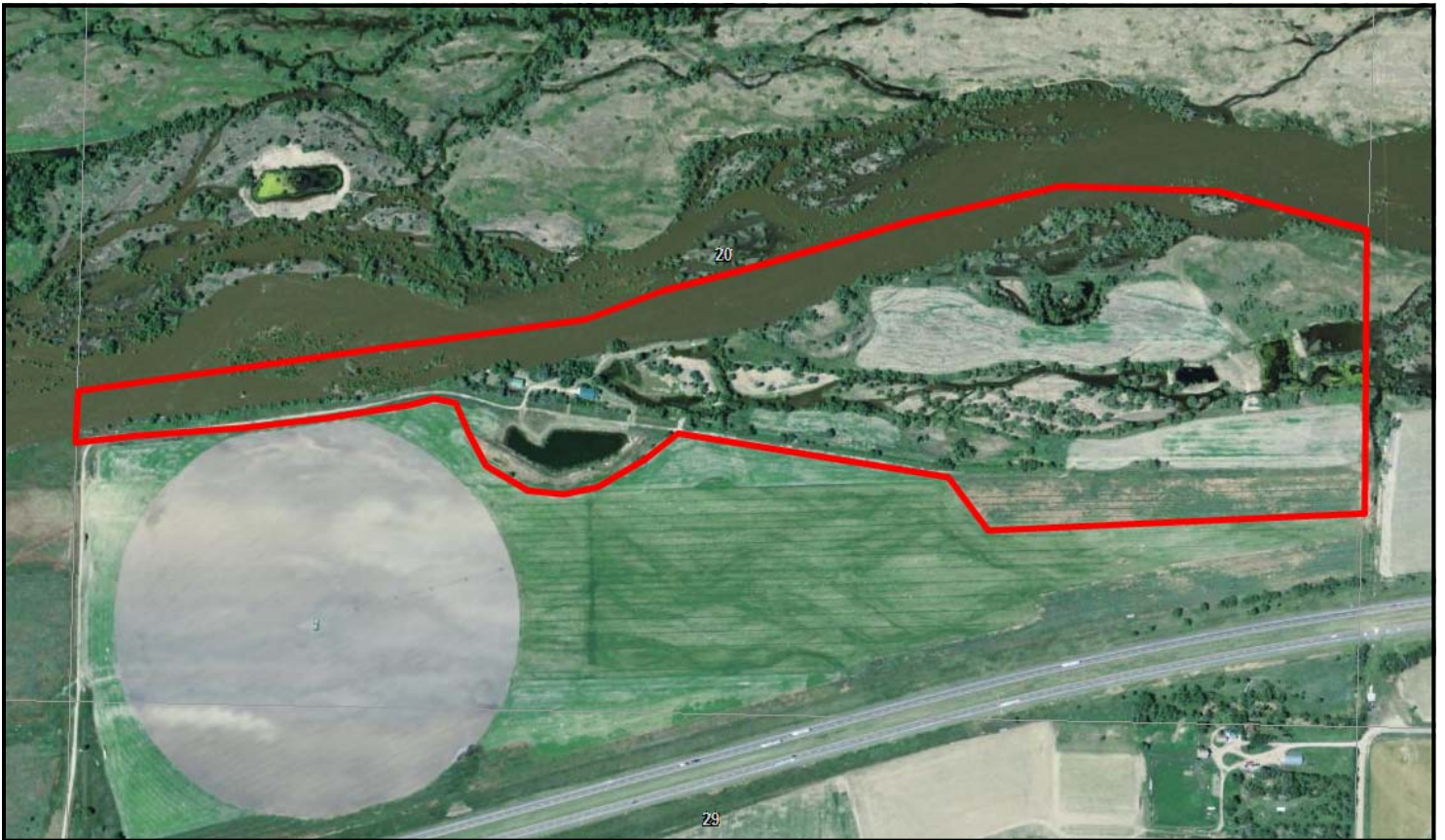
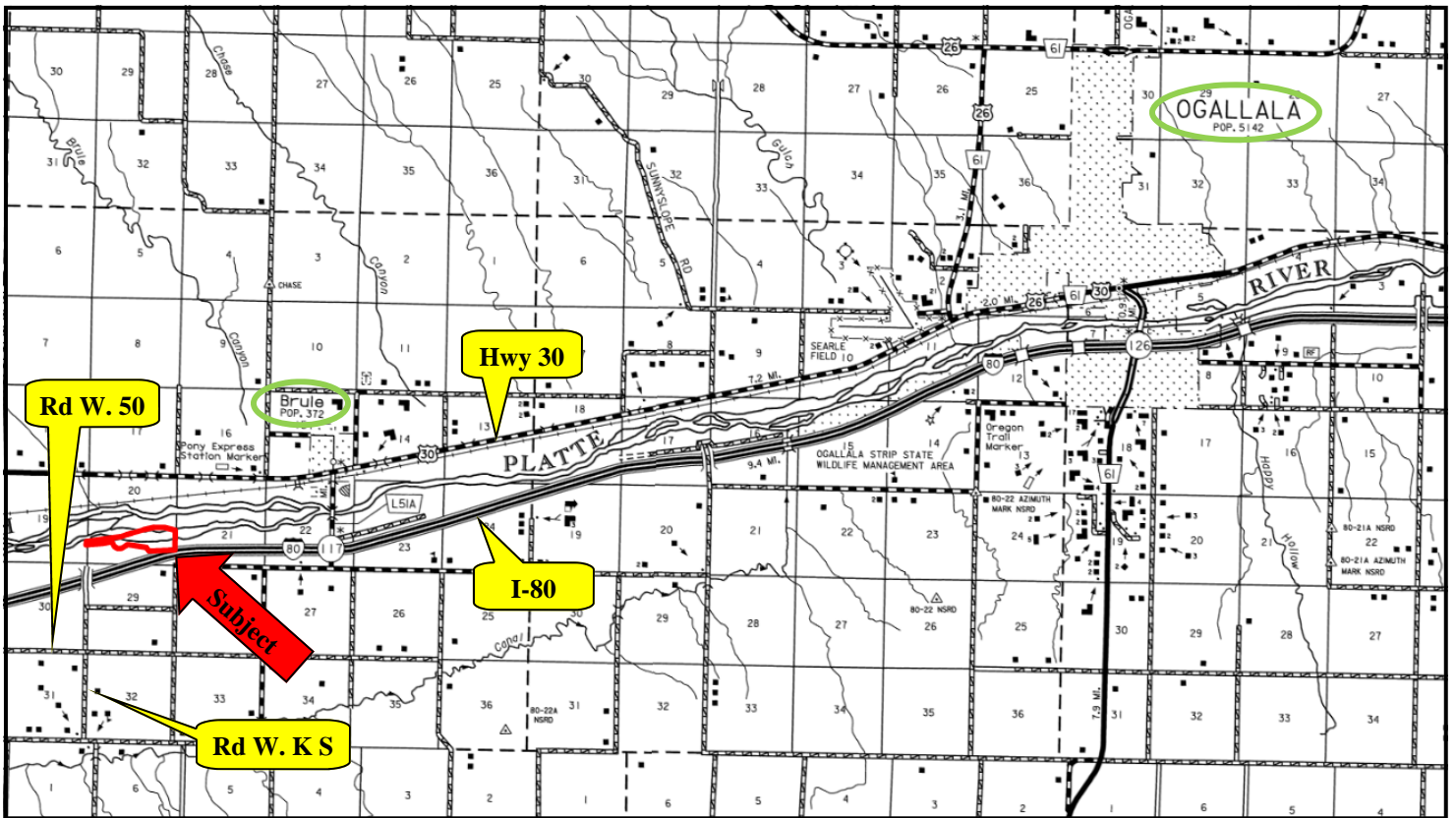
40'X30'X14' Building with concrete floor



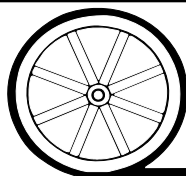
Duck & Goose Blind



Stocked Fishing Pond



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