

LAND FOR SALE

Barent Ranch

Location: 8 miles west of Thedford, Nebraska or 5 miles east of Seneca, Nebraska on NE Hwy 2.

Legal Description: Part of the NW1/4 Section 6 and part of the SW1/4 Section 31 all lying west of the Middle Loup River and North of NE Hwy 2. In T24N-R29W of the 6th P.M., Thomas County, Nebraska.

Acres: 256.21 taxed acres

Taxes: 2011 real estate taxes payable in 2012 - \$1,607.38

Land Use: 76.1 acre Middle Loup River meadow, 175 acres range, balance in improvement site.

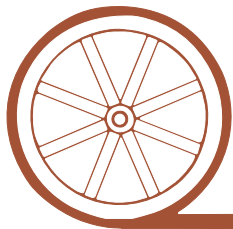
Improvements: Improvements are located on the west bank of the scenic Middle Loup River below a large tree covered Sandhill Bluff. Includes a beautiful 2,144 square foot brick home with 3 bedrooms, a bath and a half, large kitchen with lots of cabinets, dining room, living room, underground sprinklers and a paved driveway from Hwy 2. Heat provided by hot water baseboard with a new boiler. Window air conditioner serviced in 2011. New shingles 4 years old.

Price: \$250,000 cash



Comments: The headquarters of the former Stan & Lucille Barent Ranch. Outstanding setting on the Middle Loup River. Just off NE Hwy 2 with paved drive to the door. Deer, turkey, geese and ducks for your enjoyment.

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NORTH PLATTE OFFICE

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I-80 & US Hwy 83

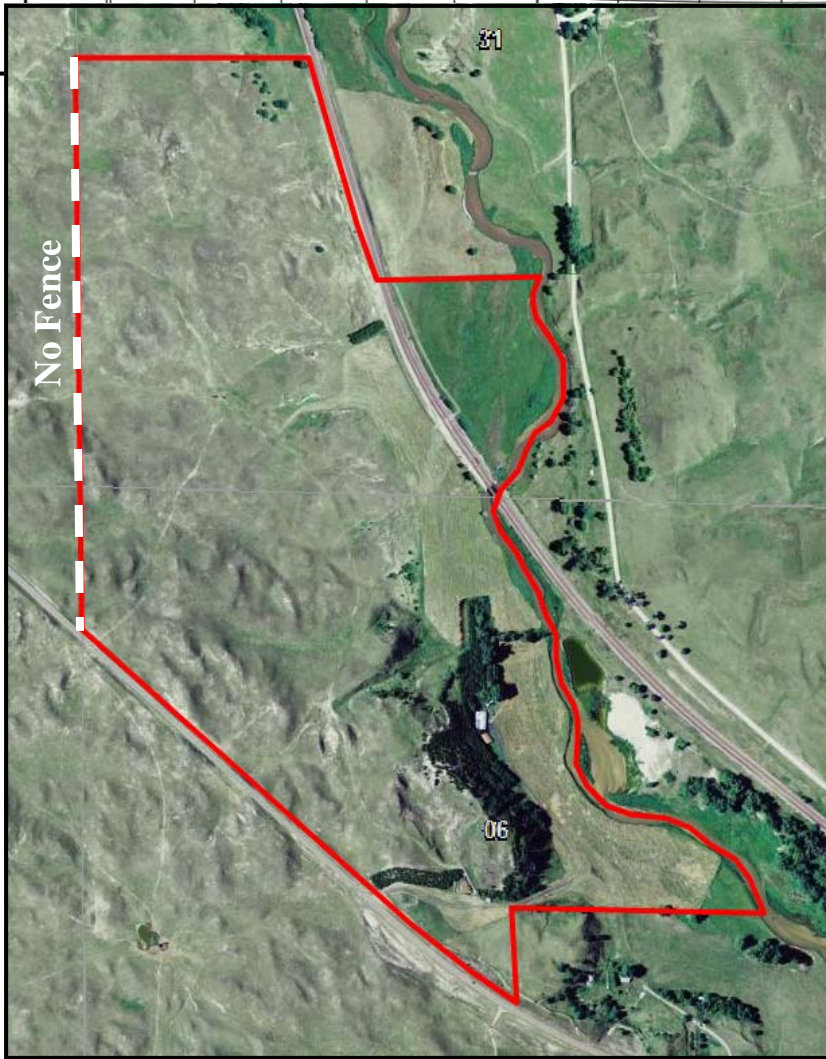
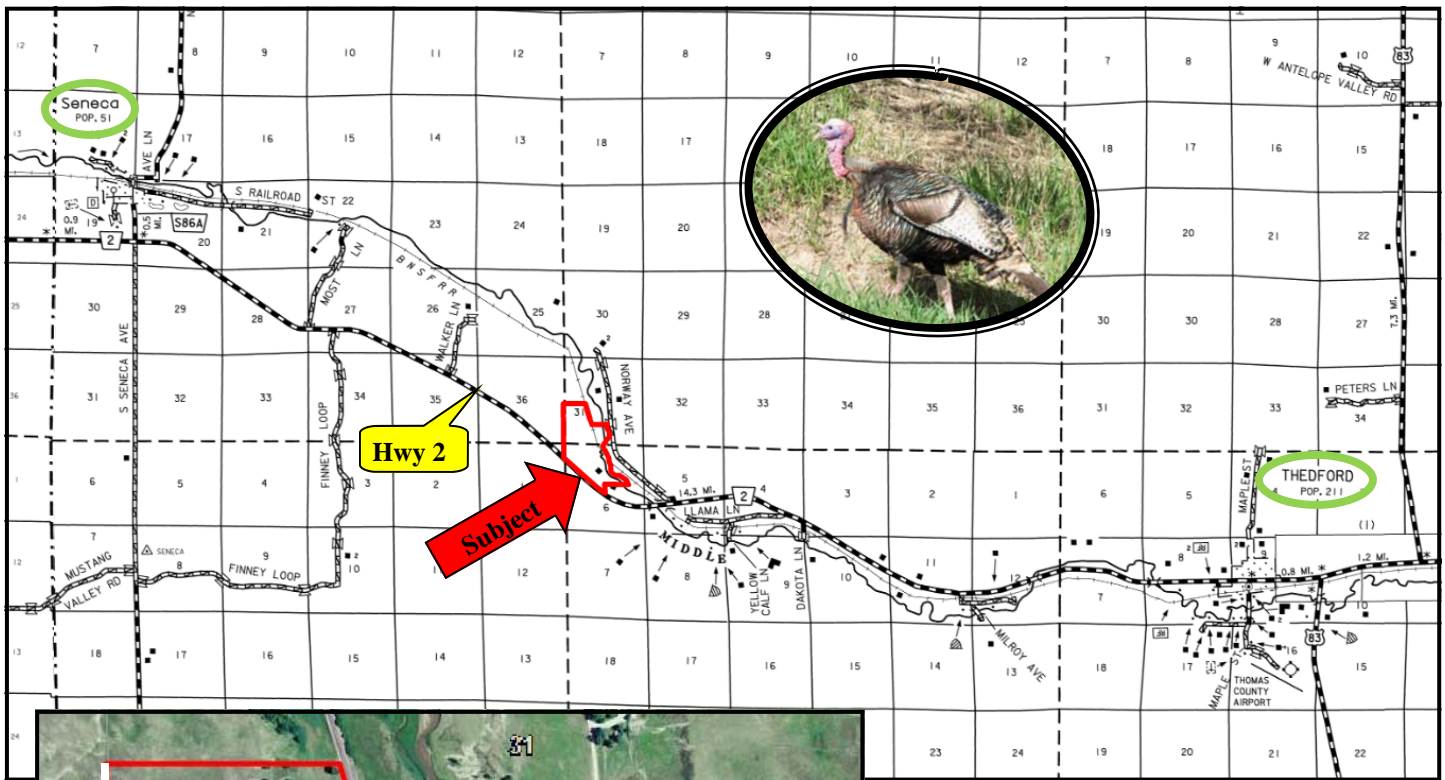
North Platte, NE 69103

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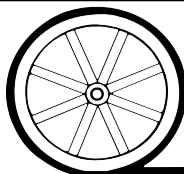
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