

LAND FOR SALE



Location:

24 miles southeast of North Platte, Nebraska. From the Brady I-80 Interstate exchange: 1 mile south, 2 miles west on McPherson Road, and 2 miles south on Fletcher Road to the northeast corner of the property.

Legal Description:

Part of Section 5-T11N-R27W of the 6th PM, Lincoln County.

Acres:

The Lincoln County Assessor reports a total of 255.83 Tax Assessed Acres. This property consists of hardland range with a ridge and valley topography. The south boundary is determined by the elevation of 2,764' with Central Nebraska Public Power and Irrigation District (CNPPID) controlling land below this elevation. Vegetative cover ranges from native warm and cool season grasses, deciduous trees, and cedar trees.

Taxes:

2010 taxes \$1,722.11

Land Use:

Recreational and rangeland.

Price:

\$699,000.00

Comments:

The south boundary is determined by 2,764' elevation CNPPID's. Please call to view this select property by appointment.



Contact:

Bruce Dodson— Listing Agent, 308-539-4455, email: bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Jerry Weaver or Jerry Sloan 308-534-9240

Offered Exclusively By:

NORTH PLATTE OFFICE

P.O. Box 1166

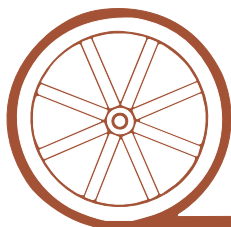
I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

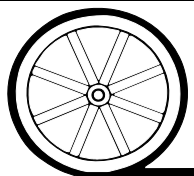
Telecopier (308) 534-9244



AGRI AFFILIATES, INC.

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

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.



AGRI AFFILIATES, INC.

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

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