

# LAND FOR SALE

## Garden County Polk / Ferrell Pasture



**Location:** 12 miles north and 5 miles west of Oshkosh, Nebraska.

**Legal Description:** NE1/4, S1/2NW1/4, S1/2 Section 25; S1/2NE1/4, SE1/4, NW1/4 Section 26; NE1/4 Section 27, All in T19N-R25W; W1/2W1/2 Section 30; W1/2, W1/2SE1/4 Section 31, All in T19N-R44W; W1/2W1/2 Section 1; E1/2, E1/2W1/2 Section 2, All in T18N-R44W of the 6th PM, Garden County, NE.

**Acres:** 2,272.30 Tax Assessed Acres

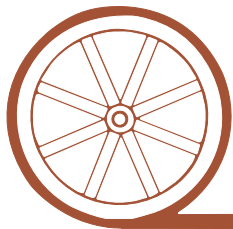
**Taxes:** 2009 taxes payable in 2010 - \$7,690.88

**Water:** 6 windmills & tanks with submersibles in casing.

**Price:** \$754,000.00 Cash

**Comments:** These are good pastures with well positioned windmills. The grass is in excellent shape and the submersibles give you the assurance that you have a back up water source at each site, should a windmill go down or if the wind doesn't blow for the week.

**Contact:** Mike Polk, Listing Agent - 308-539-4446 or email at [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Jerry Sloan, Duane McClain, Bruce Dodson, Jerry Weaver, Roger Leuhrs



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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

**NORTH PLATTE OFFICE**

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North Platte, NE 69103

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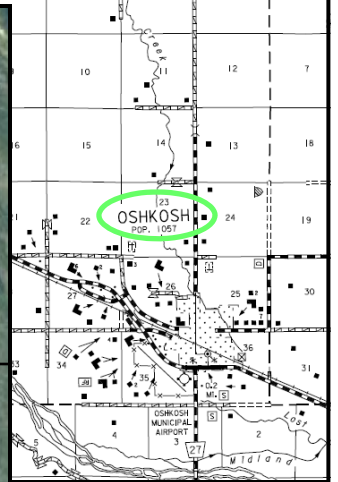
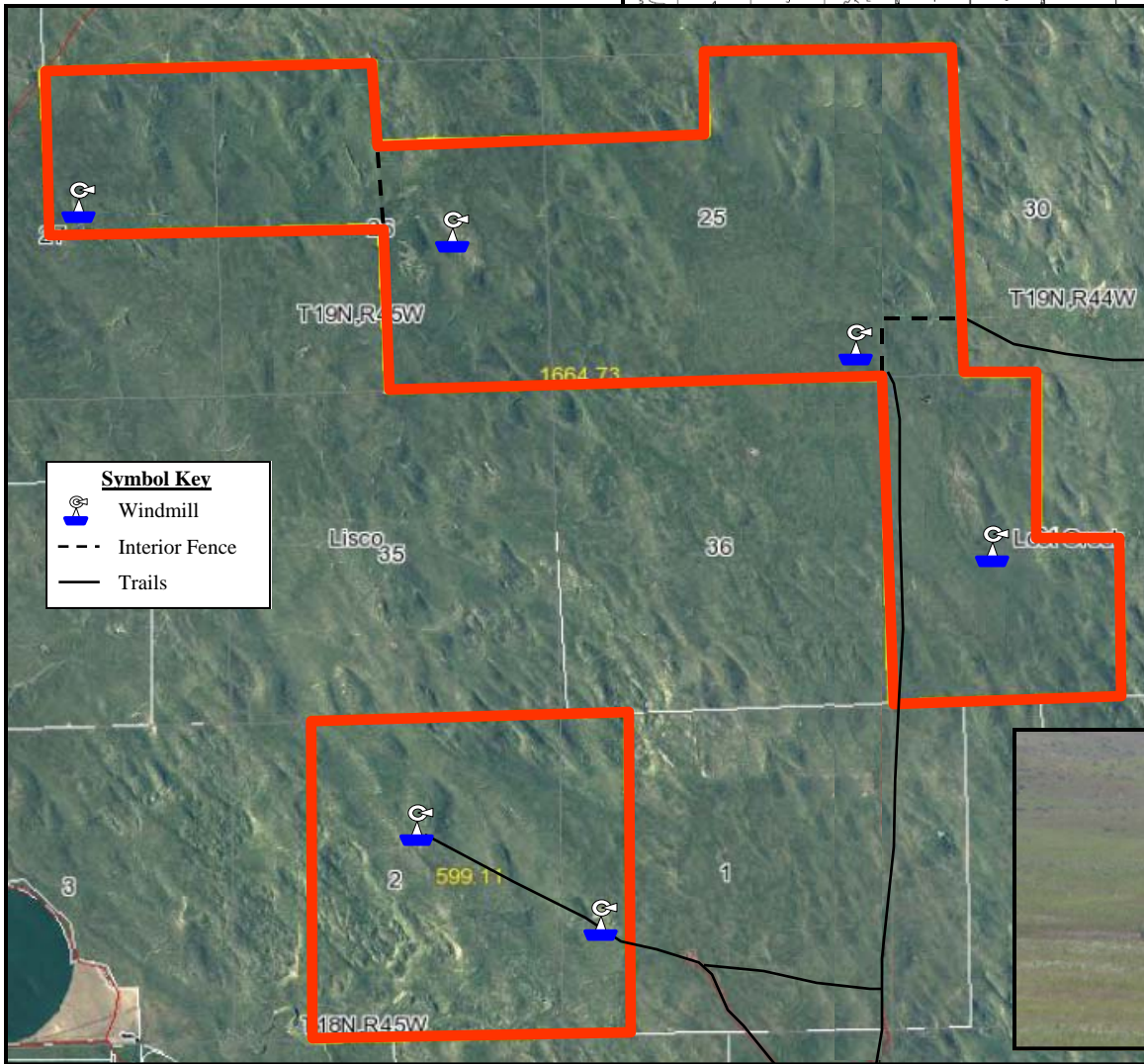
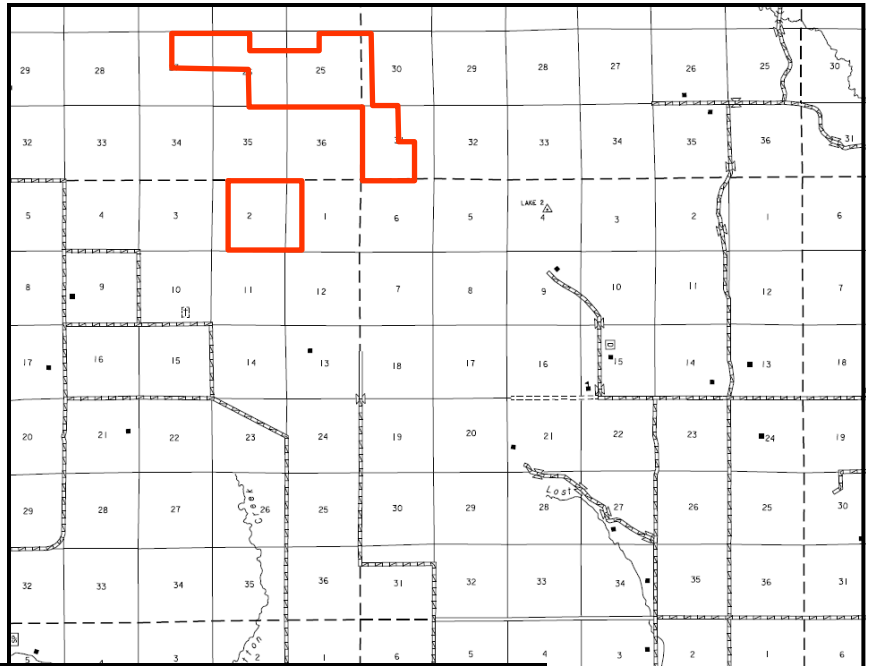
**(308) 534-9240**

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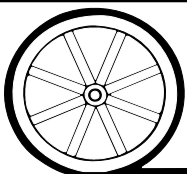
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



North Unit



South Unit



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