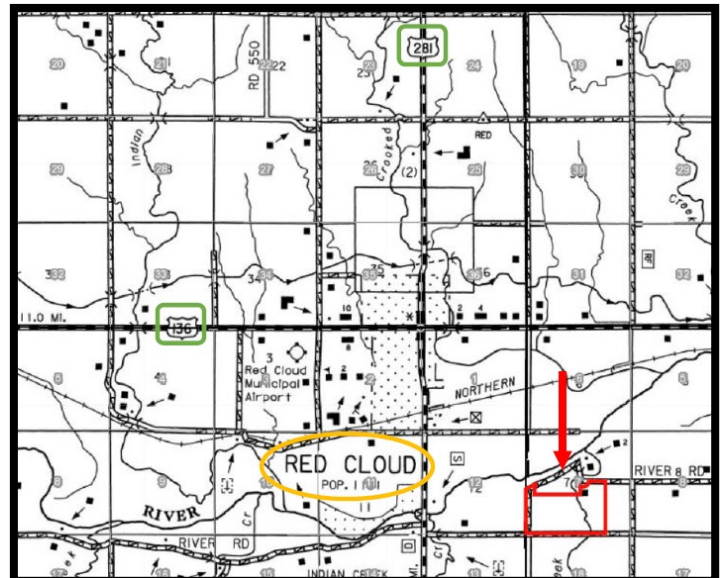


LAND FOR SALE

Red Cloud Recreation



- LOCATION:** From the corner of Highway 281 and Highway 136 in Webster County, Nebraska, the property is located two miles south and 1 mile east, or just southeast of Red Cloud, Nebraska (approximately 40 minutes south of Hastings, Nebraska).
- LEGAL DESCRIPTION:** The South Twenty (20) acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter (S ½ NE ¼ SW ¼); the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼); and the West Half of the Southeast Quarter (W ½ SE ¼) all in Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [200 tax-assessed acres].
- COMMENTS:** A unique, gated hunting property located close to the Republican River in south-central Nebraska with an updated log cabin and two outbuildings.
- LIST PRICE:** \$750,000.00—only \$3,750/acre including improvements!
- CONTACT:** Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Offered Exclusively By:

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 the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
www.agriaffiliates.com
(402) 519-2777



PROPERTY DESCRIPTION:

This property has proven to be capable of producing many types of upland game, waterfowl, and whitetail deer. The terraced pasture provides highly productive stands of grass that serve as good grazing for either livestock producers or can be left untouched for the wildlife on the property. Several natural water holes encompass the property, including two ponds that would be ideal for waterfowl hunting or having a stocked fish pond. The updated log cabin provides the opportunity to enjoy this property year-round!

HUNTING LEASES:

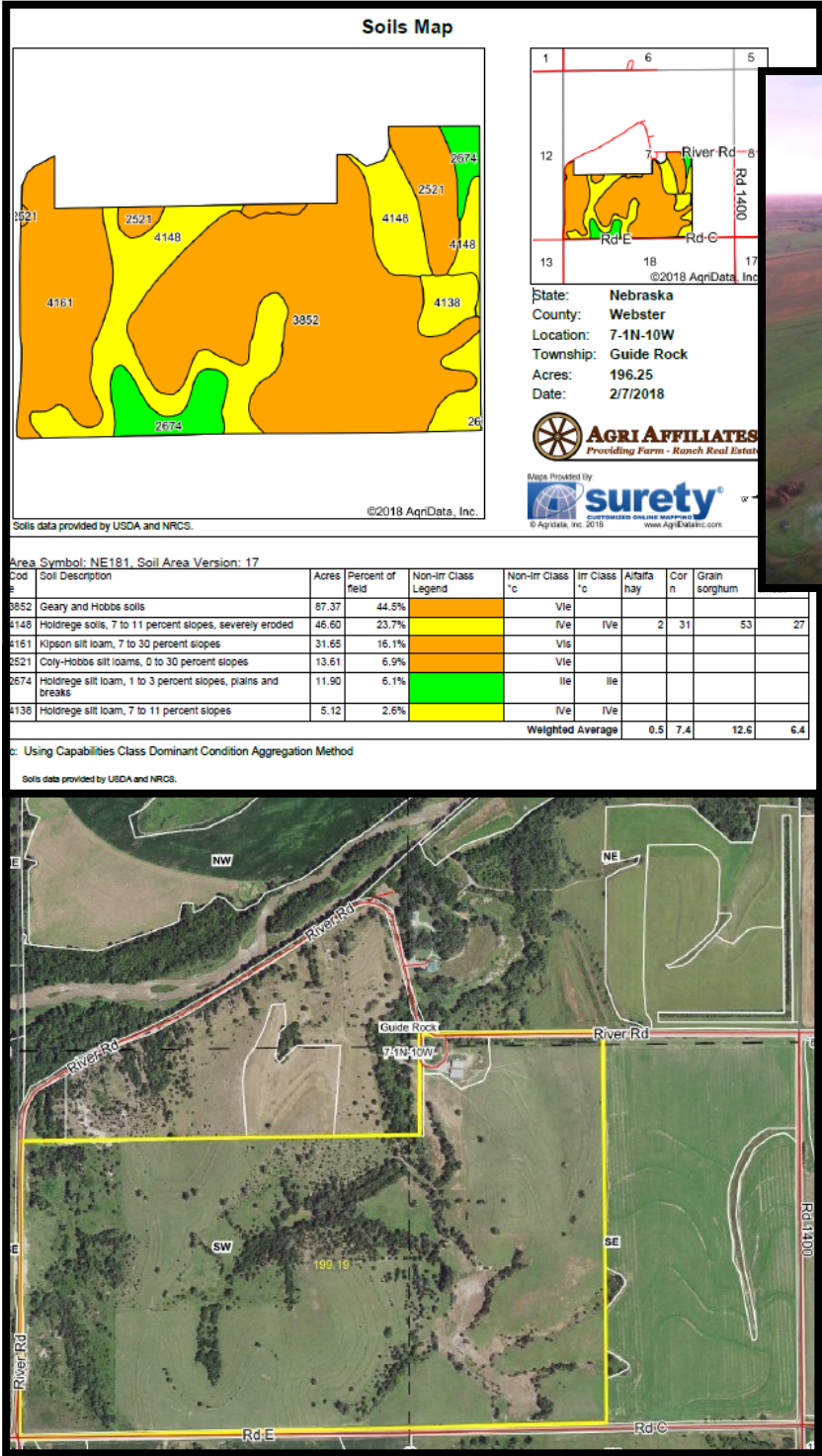
Several tracts of nearby hunting leases totaling thousands of acres could be made available to an interested buyer— Ask broker for details!

REAL ESTATE TAXES:

2017 Real Estate Tax - \$3,632.78

FARM SERVICE AGENCY INFORMATION:

Total Farmland: 199.1 acres





**OUTBUILDING
INFORMATION:**

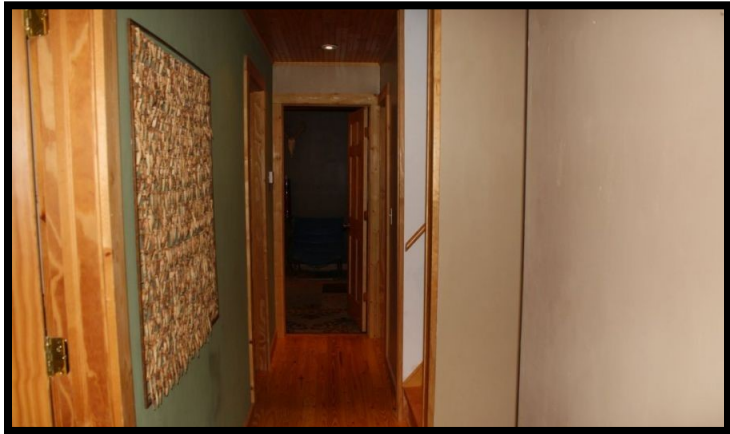
42 x 75 (3,150 sq. ft.) Morton building—great for storage or workspace. Fully heated and insulated!
57 x 80 uninsulated pole building—ideal for machinery storage or livestock facility.

**CABIN
INFORMATION:**

1,920 sq. ft., rustic, log cabin with ability to sleep 8, a wood deck and HVAC system.
Cabin can be used year-round!

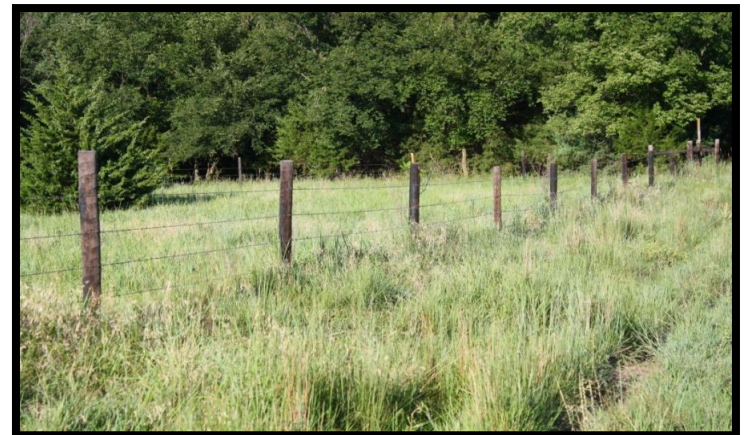
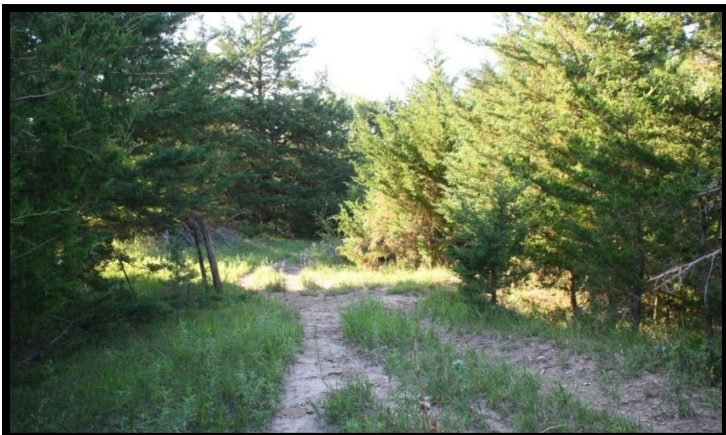








Great perimeter fencing!





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.