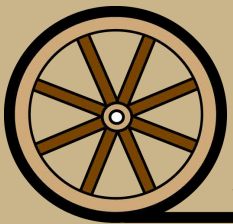


Land for Sale

Box Elder Rangeland



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240



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Box Elder Rangeland

Description - This canyon rangeland is in southwest Nebraska, in the Loess Hills just southeast of North Platte. At the crosspoint of I-80 and US#83, North Platte also includes Lee Bird Field with an 8,000 foot runway. Access to the property is by good county gravel road 20 miles southeast of North Platte via Box Elder Road. This road clips the southeast corner of the property, 2 miles northwest of the Wapiti State Wildlife Management Area. This excellent access leaves the property private and secure from trespass.

Legal Description - **Parcel 1:** All Sections 9&10-T11N-R29W of the 6th PM, Lincoln County, Nebraska; together with BELF lease #112432 on Section 16 to the south; subject to access easement for the benefit of Parcel 2 across existing trail roads. **Parcel 2:** All Section 3-T11N-R29W of the 6th PM, Lincoln County, Nebraska; together with access easement across existing trail roads in Section 9 to the south; subject to access easement for the benefit of Section 4 across existing trail road from the east.

Acres - **Parcel 1** includes 1,280 tax assessed acres, plus 640 acres in the BELF School Lands lease.

Parcel 2 includes 640 tax assessed acres in Lincoln County.

Taxes - 2018 real estate taxes payable in 2019 are: Parcel 1 \$10,982; and Parcel 2 \$5,580.

Soils - Coly and Coly-Hobbs silt loam soils; steep slopes on canyon rangeland.

BELF Lease - Lease #112432 is valid through 2025; 2018 lease fee \$15,104; improvements \$5,890.

Possession - Full possession is available at closing, available in 2019 for cattle grazing.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office and the County Assessor. No warranty is expressed or implied as to exact acres included in the parcels. Legal descriptions subject to existing fence and field boundaries.

NRD - The property is located in and subject to rules and regulations of the Twin Platte Natural Resources District.

Comments - Very nice canyon rangeland with extensive cedar trees. Includes good windmill water sites, submersible well with solar on west side of Section 9. Normal stocking rate 50 pair per section for the season. Numerous wet areas provide excellent habitat for elk. Record bull elk harvested on the property which is isolated and secure for elk.

Price - **Parcel 1:** \$1,088,000 ; **Parcel 2:** \$544,000

Sellers: Christine Miller and Lunkwitz Land & Cattle Co

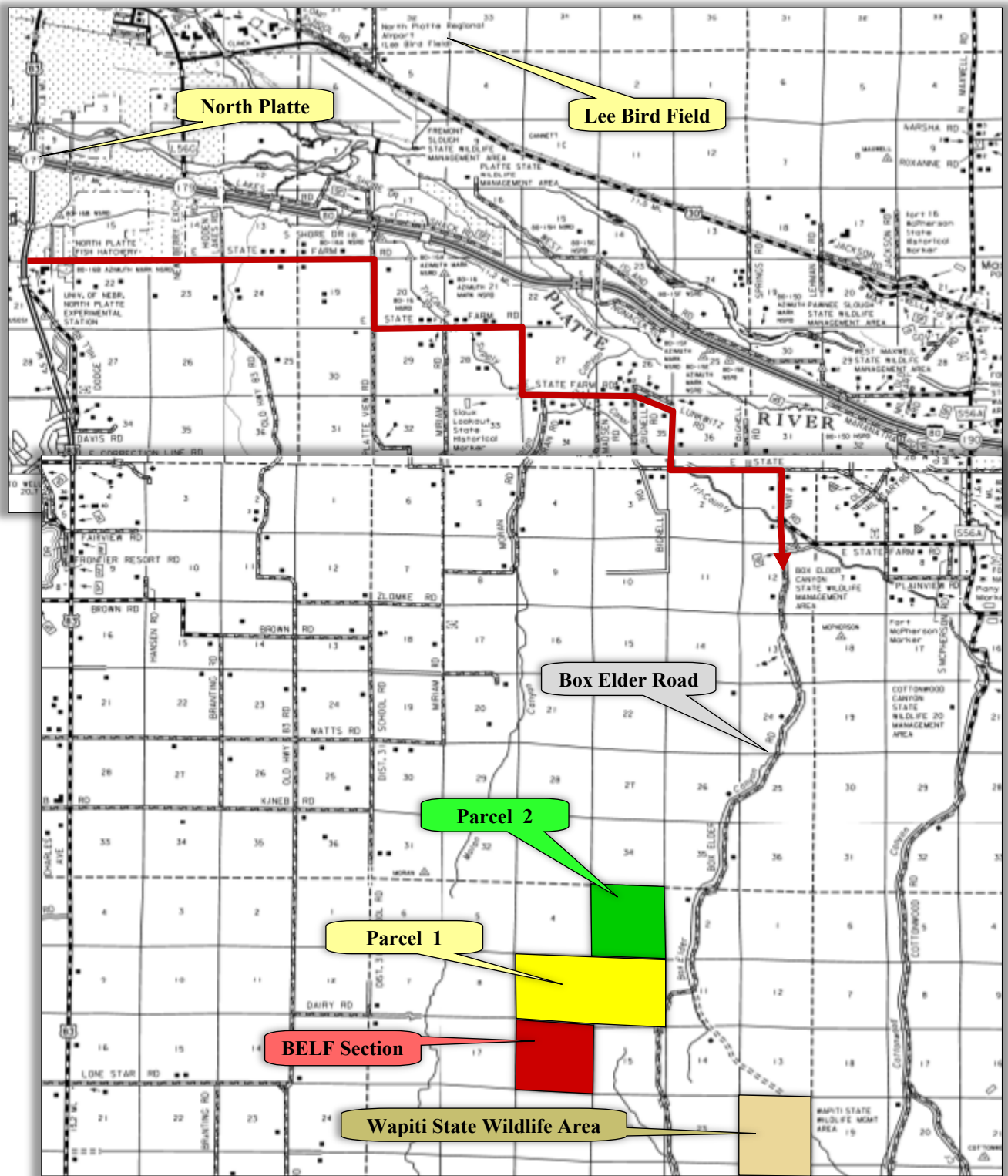
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Box Elder Rangeland

