

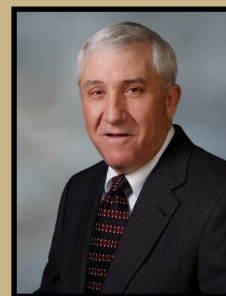
LAND FOR SALE

NW BAYARD HUNTING - FARM & PASTURE



Scottsbluff & Morrill County Line

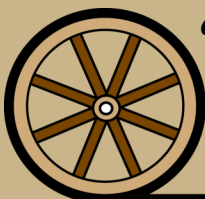
With approximately 417 acres, this is an excellent Hunting Property. It has an abundance of ducks, geese, turkeys, pheasants and deer with 3 ponds and marshy areas around the ponds. Capable of 55 pair in the summer and roughly 180 cropland acres, this is a unique tract of land.



Roger Luehrs
Co-Listing Agent
308.631.2506



Mike Polk
Co-Listing Agent
308.539.4446



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

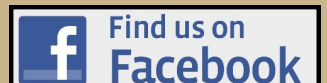
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

NORTH PLATTE

P.O. Box 1166
401 Haligan Dr.
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

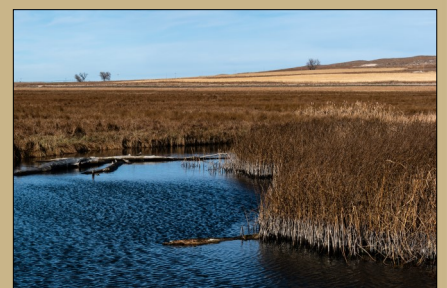
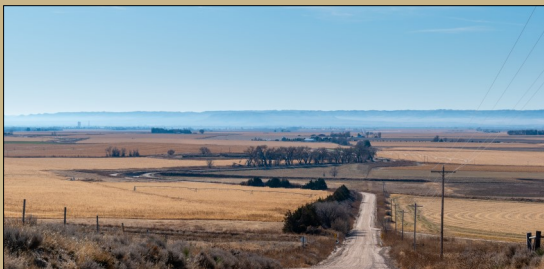


ABUNDANT WILDLIFE



Location: 7.5 miles NW of Bayard, NE on the Morrill/Scottsbluff County Line, at the junction of County Rd. M and County Rd. 36 in Scottsbluff County.

Legal Desc: Pt. of SW1/4 (lying west of the Farmer Irr. Dist. Canal) in Section 28-T22N-R52W of the 6th P.M. in Morrill County, NE; and Pt. of W1/2SE1/4 (east of Farmer Irr. Dist. Canal) Section 30-T22N-R52W; Pt. of E1/2 & Pt. of w1/2 (south of the Farmer Irr. Dist. Canal) Section 29-T22N-R52W all of the 6th P.M., Scottsbluff County, NE



FARM & PASTURE



Acres: 17.1 tax assessed acres in Morrill County; 400 Approx. acres in Scottsbluff County

Taxes: 2019 taxes payable in 2020 appx. \$4,850.00

Price: \$650,000

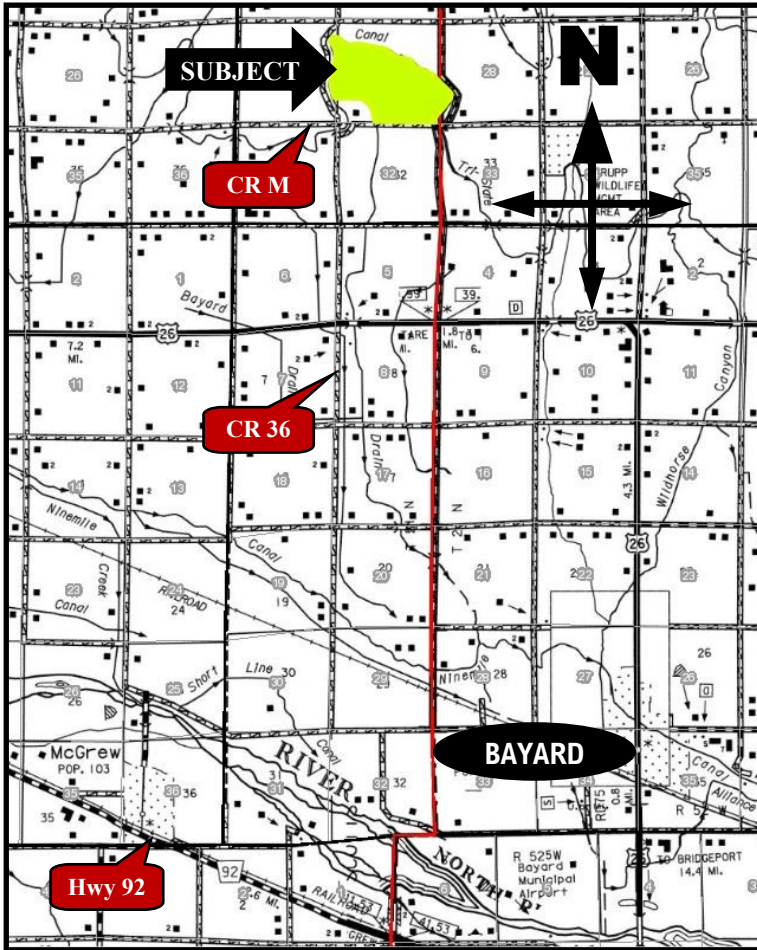
FSA Information: Morrill County: 13.5 Cropland Acres; 6.49 ac. corn base; 146 bu. PLC yield
Scottsbluff County: 167.79 Cropland Acres; 114.6 ac. corn base; 134 bu. PLC yield

Current Usage: 56.7 ac. planted to corn balance in irrigated hay, pasture, wetlands & 3 ponds. Currently running 55 pair & bulls for the summer. There are 2 stock wells; 1 solar submersible on north side of property & 1 elec. submersible on the south side of the property.

Water: 161 ac. Farmer Irrigation District Canal in the North Platte NRD



LAND FOR SALE



Contact: Roger Luehrs, Co-Listing Agent 308.631.2506
Mike Polk, Co-Listing Agent 308.539.4446

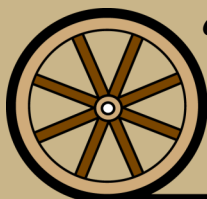
John Childears, Bruce Dodson, Chase Dodson, Don Walker,
Dallas Dodson, Tony Eggleston, Brad Atkins



Roger Luehrs
Co-Listing Agent
308.631.2506



Mike Polk
Co-Listing Agent
308.539.4446



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.

NORTH PLATTE
P.O. Box 1166
401 Haligan Dr.
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

