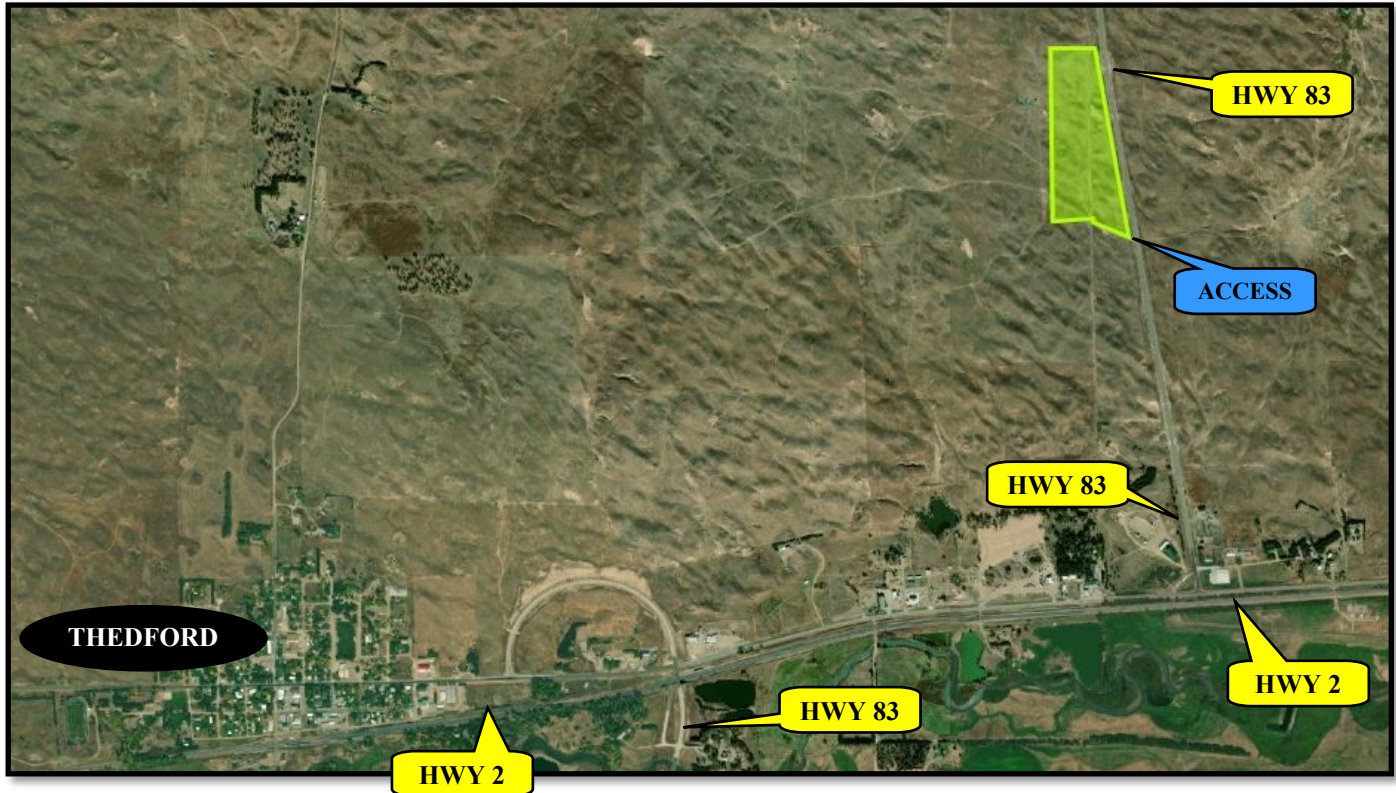


LAND FOR SALE

THOMAS COUNTY ACREAGE

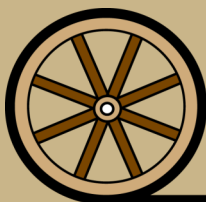


- Location:** Travel east of Thedford approximately 1 mile on Hwy. 2 to Hwy. 83, then north approx. 3/4 mile on the west side of the Hwy.
- Legal Desc:** Part of Sec. 2-T23N-R28W lying west of Hwy. 83 (4.69 ac.) and part of N1/2, NE1/4, SE1/4 Sec. 3-T23N-R28W (+/- 32 ac.) all west of the 6th P.M., Thomas County, Nebraska; legal to be provided by survey.
- Acres/Use:** 34 Acres; 100% Sandhills grass/acreage
- Price:** \$100,000
- Comments:** This parcel of Sandhills grassland is just northeast of Thedford, NE and would make a great acreage/building site. Easy access off Hwy. 83 within 2 miles of the town of Thedford. This prime location has nearby availability to electricity and close proximity to schools, as well as many businesses. Attractions near the property include: Halsey National Forest, Merit Reservoir, Middle & North Loup Rivers. Valentine, NE is close to an hour to the north and North Platte, NE a little more to the south, directly in the heart of the Nebraska Sandhills. To schedule a showing, call listing agent, Dave Masek.
- Contact:** **Dave Masek, Listing Agent; 308-539-5670 or dmasek@agriaffiliates.com**
Brad Atkins, Don Walker, Dallas Dodson, Mike Polk, Bruce Dodson, Chase Dodson, Brian Reynolds, Tony Eggleston



Dave Masek
Listing Agent

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.

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