

LAND FOR SALE



Location: Just southeast of Brady, Nebraska on the scenic Platte River, and 22 miles east of North Platte, Nebraska.

Legal Description: Pt. Lot 4 (NW1/4NE1/4) and accretion; Lot 2 (NW1/4SE1/4) Lot 3 (SW1/4NE1/4) Section 14-T12N-R27W of the 6th P.M., Lincoln County.

Property Description: River front acreage containing improvement site, corrals, hay meadow, and hunting land.

Improvements: 744 sq ft home with two bedrooms and one bath, metal detached garage, 1991 40' x 60' metal machine storage/shop building, and wooden livestock barn.



Acres: 166.7 Tax Assessed Acres.

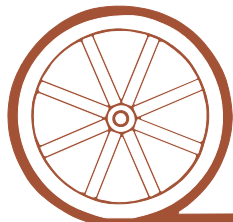
Taxes: 2006 real estate taxes payable in 2007 are \$2,620.

Price: **\$250,000.**

Comments: Excellent access off US Hwy 30. Great property for your horses and hunting. This property has historically been use for wintering and calving cattle.

Wildlife: Platte River frontage provides fantastic views. Contains excellent wildlife habitat with 1 mile of Platte River bisecting part of the property. This property also has heavily wooded areas providing cover for an abundance of deer, turkey, and waterfowl.

Contact: **Bruce Dodson – Listing Agent**, ph. 308-539-4455, email: bruce@agriaffiliates.com
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Information contained herein was obtained for 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.