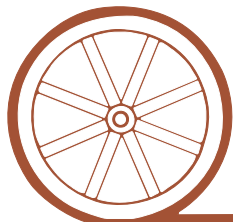


# LAND FOR SALE



- Location:** North of North Platte, NE 18 miles or south of Stapleton, NE 9 miles. Located on the northwest corner of Hodges & Garfield Table Roads.
- Legal Description:** Surveyed tract in the E 1/2 Section 12 T16N-R29W of the 6th PM, Lincoln County, Nebraska.
- Acres:** Lincoln County Assessor shows 150.87 acres & 2010 taxes are \$1,838.30
- Land Use:** This property offers great protection for both the home & livestock with the 4 large tree groves. It has good access being just a mile off US Highway 83.
- FSA Info:** There is a small amount of FSA base with this property which includes: Corn base 26.1 Ac yield 57 bu; Wheat base 18.7 Ac yield 34 bu; Soybeans base 5.9 Ac yield 13 bu; Sunflower base .9 Ac yield 666 lbs.
- Soils:** Mostly all Valentine sand with some sandy loams
- Improvements & Equipment:** There is an older 1232 sq ft home. It has 3 bedrooms & 2 baths. It needs work. There is also a horse barn and other out buildings.
- Price:** \$165,000.00 Price Reduced
- Comments:** It is a rare opportunity to find a location like this. The home site does need some clean up, but you can't beat the protection the mature tree groves provide. There is a nice grove along the north & south boundaries also a well developed grove through the middle of the property. The Stapleton school bus will drive right to the driveway to take the children to school. Don't miss this chance to put your sweat equity to work.
- Contact:** Mike Polk or Loren Johnson, Listing Agents 539-4446 or 539-4452  
Bruce Dodson or Jerry Weaver

*Offered Exclusively By:*



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**NORTH PLATTE OFFICE**

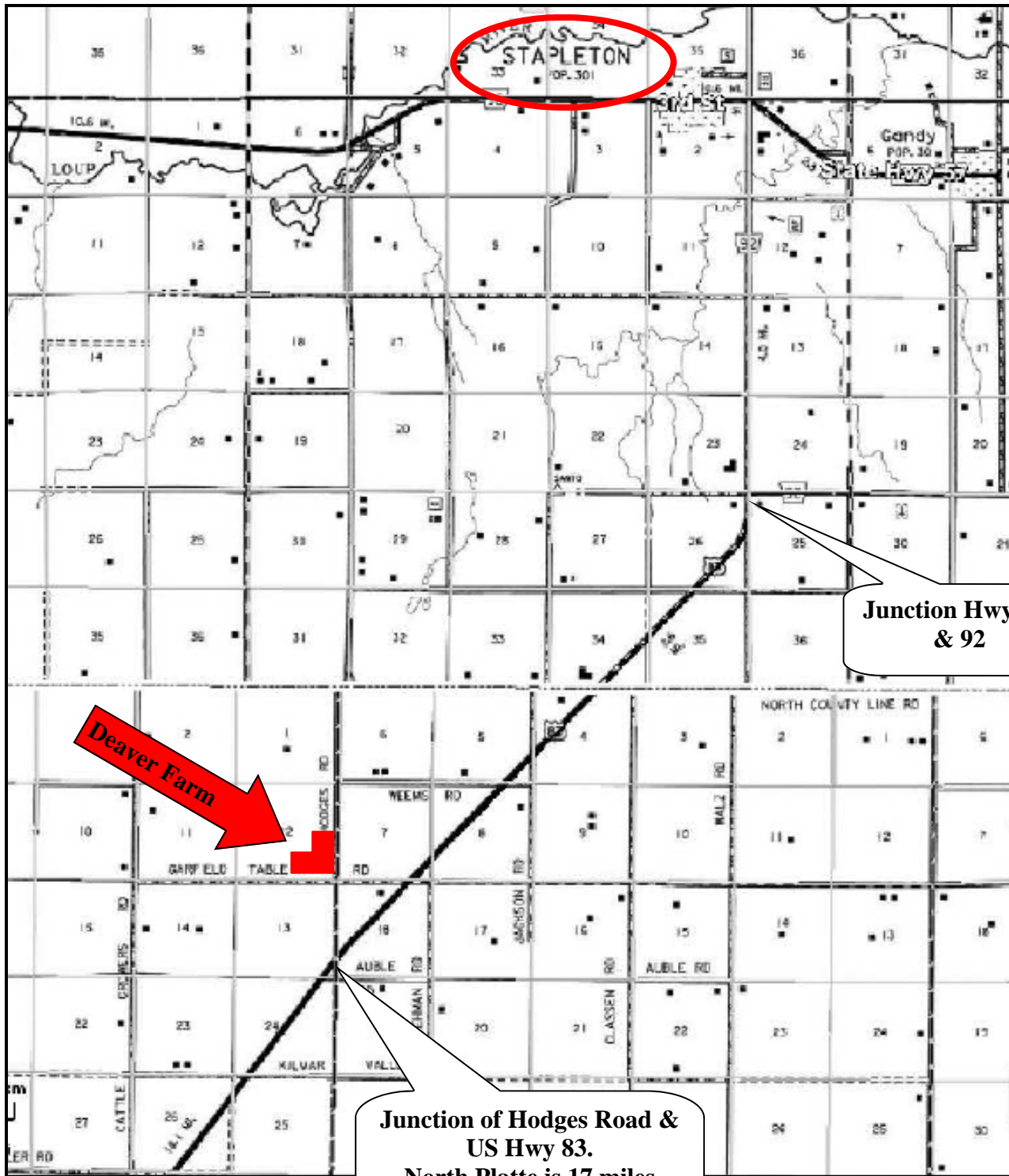
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
www.agriaffiliates.com

**(308) 534-9240**

Telecopier (308) 534-9244

Information contained herein was obtained from 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. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

# Deaver Farm Location



**Junction of Hodges Road & US Hwy 83.**  
North Platte is 17 miles south from here.

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Aerial image of Deaver Farm





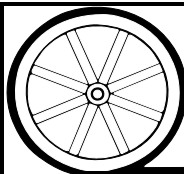
**Middle grove of trees on the farm**



**Looking to the north pasture with the north tree grove in the background.**



**She just need some tender loving care.**



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