

# LAND FOR SALE

## DOYLE HOMESTEAD RANCH



**Location:** This McPherson County property is located 28 miles northwest of North Platte, or 4.5 miles south of Tryon, Nebraska.

**Legal Description:** S½SW¼ 22-T18N-R32W; NW¼SW¼, W½NW¼ 25-T18N-R32W; All 26-T18N-R32W; All 27-T18N-R32W; S½NE¼, SE¼ 33-T18N-R32W; NE¼, W½ 34-T18N-R32W; N½ 35-T18N-R32W; S½SE¼, W½ 3-T17-R32W; All 9-T17N-R32W; N½ 10-T17N-R32W of the 6<sup>th</sup> P.M. Subject to existing fence boundaries.

**Acreage & Soils:** 3,880 taxed acres. The property consists of sandhills range. Rangeland soils are Valentine fine sands with rolling to hilly topography.

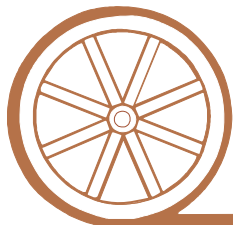
**Taxes:** 2006 Real Estate Taxes payable in 2007 are: \$9,285.34

**List Price:** **\$1,261,000.00 (\$325/acre)**

**Possession:** Possession shall be delivered to purchaser at closing.

**Comments:** Good access to this productive summer range with livestock water provided by 10 wells. All well sites have windmills with steel towers and are in good condition.

**Contact:** **Bruce Dodson – Listing Agent**, ph. 308-539-4455, email: [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)  
Mike Polk, Loren Johnson, Duane McClain at 308-534-9240.



## AGRI AFFILIATES, INC.

*... Providing Farm - Ranch Real Estate Services. ...*

**NORTH PLATTE OFFICE**  
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Telecopier (308) 534-9244

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.