

# LAND FOR SALE

**Location:**

This commercial and recreational property is located 2 miles south and 3/4 mile west of the Maxwell Interstate 80 exchange and just 13 miles east of North Platte, Nebraska. The property is located in the historic and picturesque river breaks of the Platte River valley.



**Legal Description:**

Part E1/2SW1/4 Section 8; E1/2NW1/4, SW1/4, W1/2SE1/4 Section 17; S1/2SE1/4 Section 18; NW1/4 Section 20-T12N-R28W of the 6th P.M. in Lincoln County, Nebraska.

**Acres:**

The Lincoln County assessor indicates a total of 626.77 taxed acres. The property includes 27.7 acres of alfalfa with canal water rights to gravity irrigate 20 acres, approximately 11 acres for the campground and improvement site and 588 acres of hardland range and wildlife habitat.

**History:**

Located on the Oregon and Pony Express Trails and near the site of Fort McPherson. "Last of the Old West Hunting Grounds of our Pioneer Scouts and Plainsmen."

**Taxes:**

2010 Real Estate Taxes payable in 2011 are \$5,251.47.

**Price:**

**\$495,000 Cash**

**Possession:**

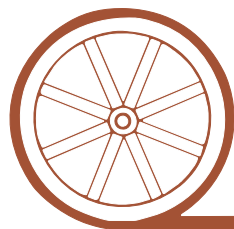
Upon Closing

**Contact:**

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**Email: [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Loren Johnson, Jerry Weaver



*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**

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

**NORTH PLATTE OFFICE**

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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.

### **Rangeland:**

Productive hardland range with livestock water provided by stock dams, three windmills and a submersible well. Water sites are well located for livestock grazing. Rangeland boundary fenced with barbed wire. Due to narrow ridge and valley terrain, some boundary fence may not be on the exact legal description. Typical carrying capacity is 9 to 10 acres per cow/calf pair for the summer.



### **Recreation:**

Recreational opportunities are only limited by one's imagination. Native vegetation and water sites provide excellent habitat for deer and turkey hunting and probably elk. The scenery is fantastic. Excellent opportunities for numerous trails or off-road activities are waiting for you to explore.



### **Groups Hosted:**

Boy & Girl Scouts, church groups, sororities, clubs, families, school groups, off-road groups and equestrian riding groups.





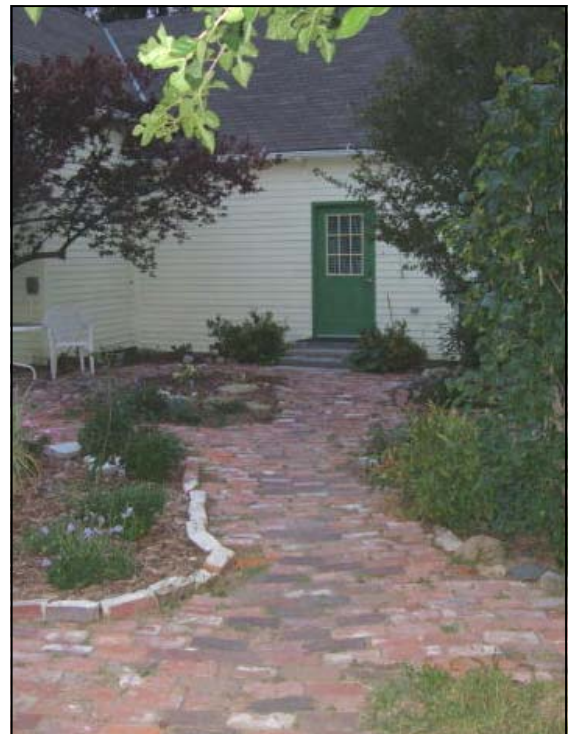
### **Campground:**

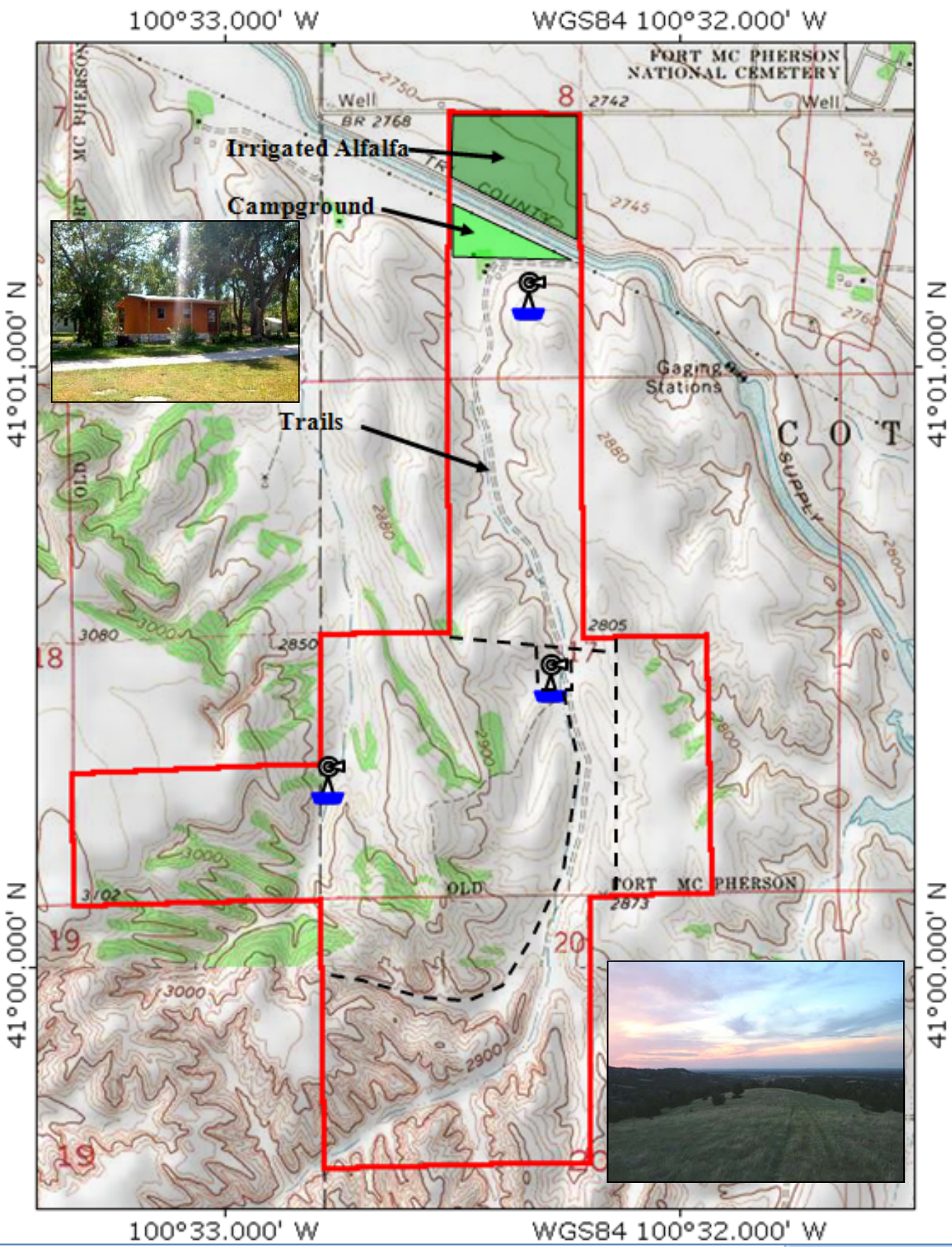
Facilities for RV hookups and tent camping, playground, office, shower and laundry building 28'X40'. There are 20 full hookups with sewer, 10 electric and water hookups, and 30+ sites without hookups. Includes one home and 3 cabins. Activities have ranged from horseback riding, trail rides, group hayrides, steak fries and canal fishing.

[www.fortmcpersoncampground.com/](http://www.fortmcpersoncampground.com/)

### **Improvements:**

Remodeled 1,616 sq. ft. home with flower garden. Outbuildings include: rustic barn, shed, shop and garage. The improvement site includes a submersible well that provides domestic and live-stock water.





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