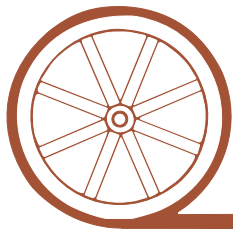


# LAND FOR SALE

## Garden County Acreage



- Location:** 1 1/2 miles southwest of Oshkosh, Nebraska, on county gravel road.
- Legal Description:** Part of Lot 3 in Section 4-T16N-R44W of the 6th P.M., Garden County, NE.
- Acres:** Approximately 10 acres to be surveyed out if sold separately from adjacent Hunting Property. (See Map)
- Taxes:** 2010 real estate taxes due in 2011 are approximately \$1,610.
- Land Use:** Rural residential acreage with beautiful view of the North Platte River and Canyons.
- Home:** 2,176 sq. ft. 4 bedroom, 2 bath manufactured home, new in 2009 with large 896 sq. ft. 2 car attached garage and large redwood deck, submersible well and septic system.
- Price:** **\$178,000.00**
- Comments:** This is an excellent home in the country. Just 2 minutes southwest of Oshkosh, NE. Can be combined with adjacent 142 acres of hunting property with pond & goose pit.
- Contact:** **Mike Polk, Listing Agent: 308-539-4446 or email: [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Loren Johnson, Bruce Dodson, Jerry Weaver or Roger Luehrs



*Offered Exclusively By:*

## 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 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.



**Living Room**



**Kitchen**



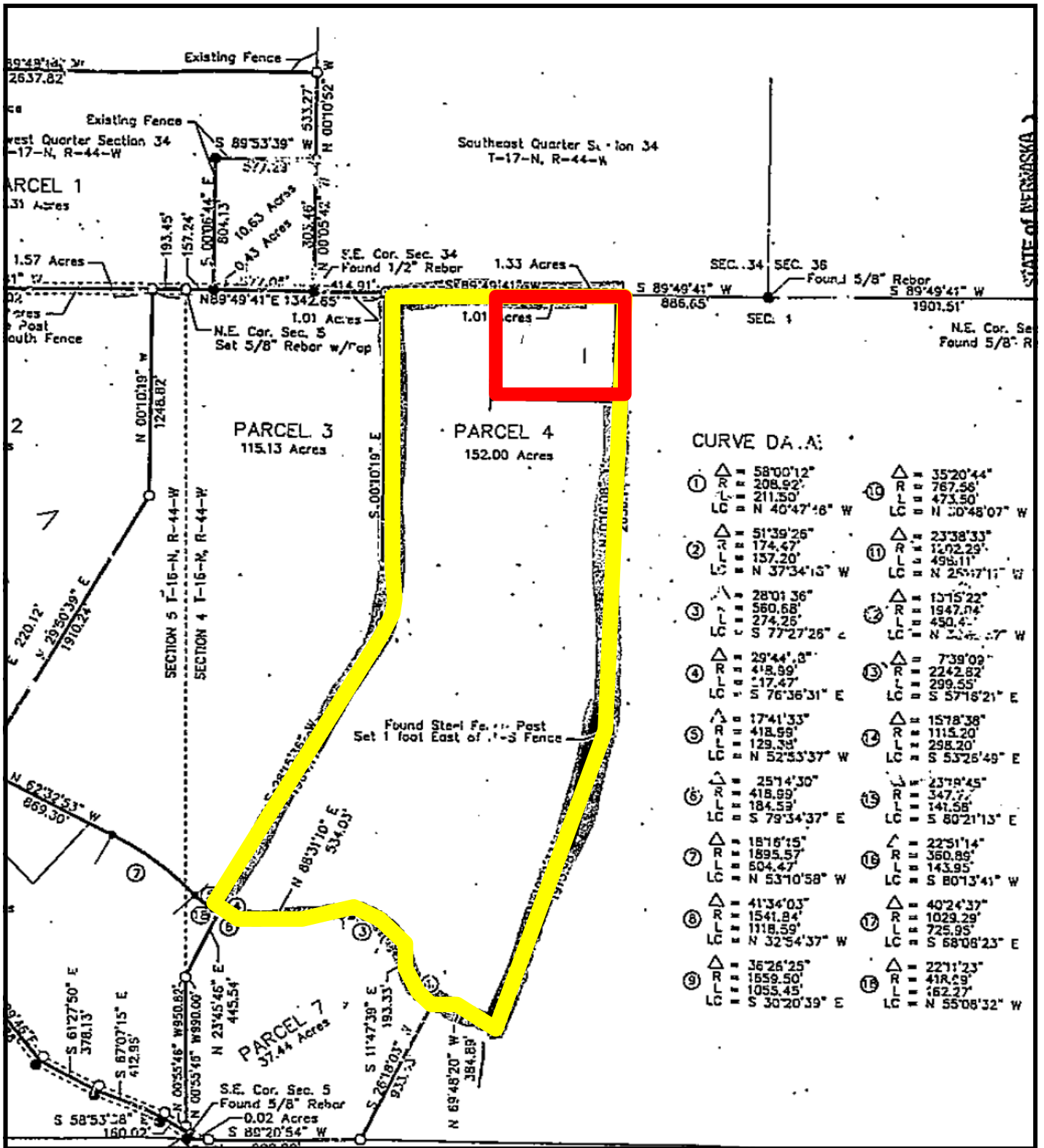
**Master Bedroom**



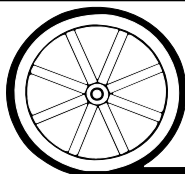
**Back of house with dog run & redwood deck**



**Large garage with dog kennel**

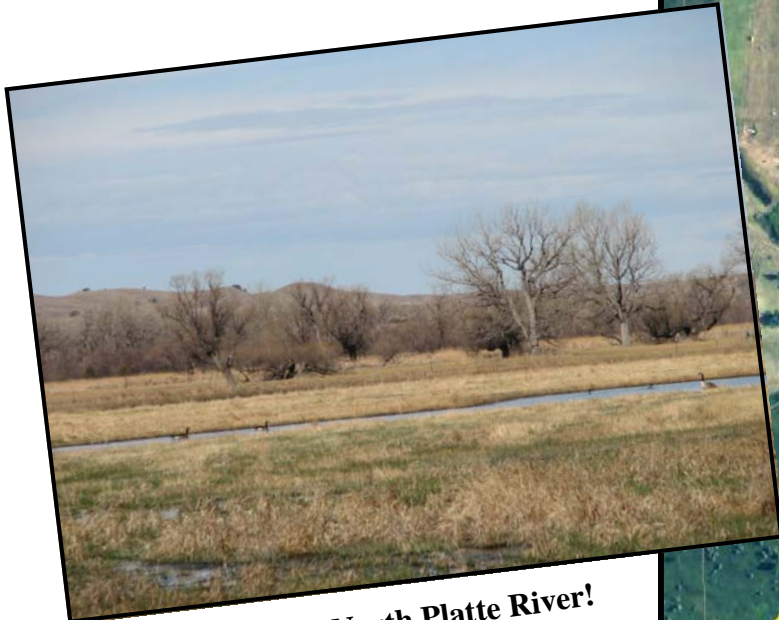
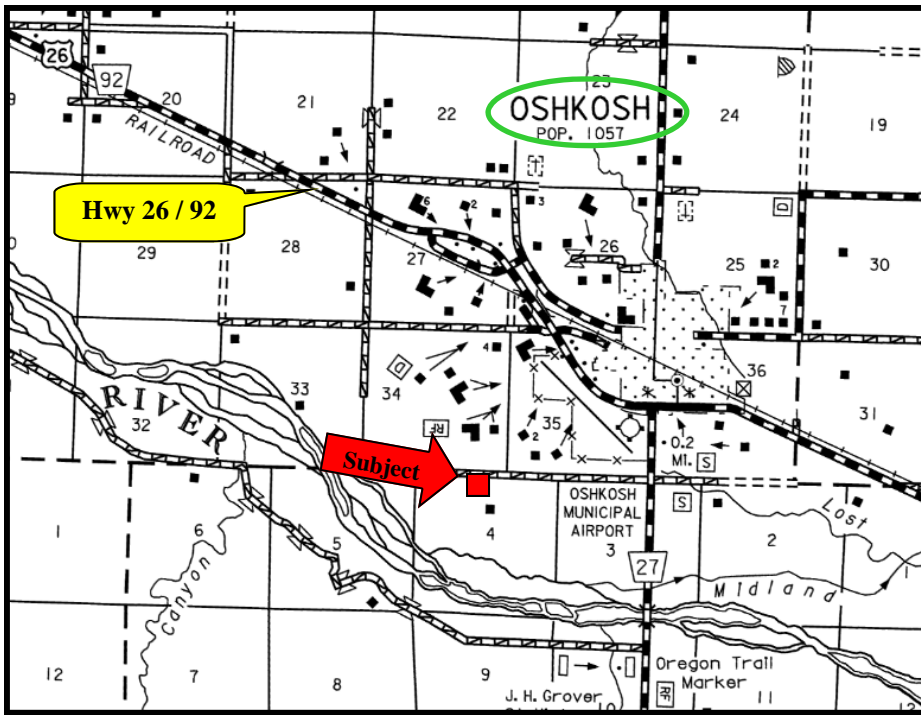


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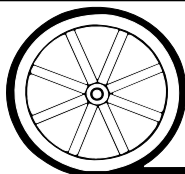
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Great views of North Platte River!

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