

LAND FOR SALE



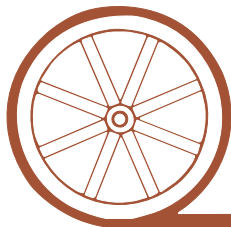
Garden County Pasture & CRP

SOLD

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- Location:** 3 miles west of Oshkosh on Hwy 76 & 92 and then 3/4 mile north on County Road 173.
- Legal Description:** All of Section 16-T17N-R44W of the 6th P.M., Garden County, NE.
- Acres:** 640 tax assessed acres — 120 acres CRP & 520 acres fenced pasture.
- Taxes:** 2009 taxes due in 2010 - \$2,235.24
- FSA Info:** There is 120 acres of FSA farm ground, Farm #2230, Tract #597. It is presently in CRP through 2015. CRP Contract #275 with an annual payment of \$3,691.00 per year.
- Water:** There is a Solar Pump & 30' tank in the middle of the section.
- Price:** \$250,000.00 Cash
- Comments:** This is a nice combination of grass and established CRP with good access on County Road 173. There is a small set of corrals along the County Trail Road north of the CRP
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain, Dallas Dodson, Jerry Sloan or Roger Luehrs

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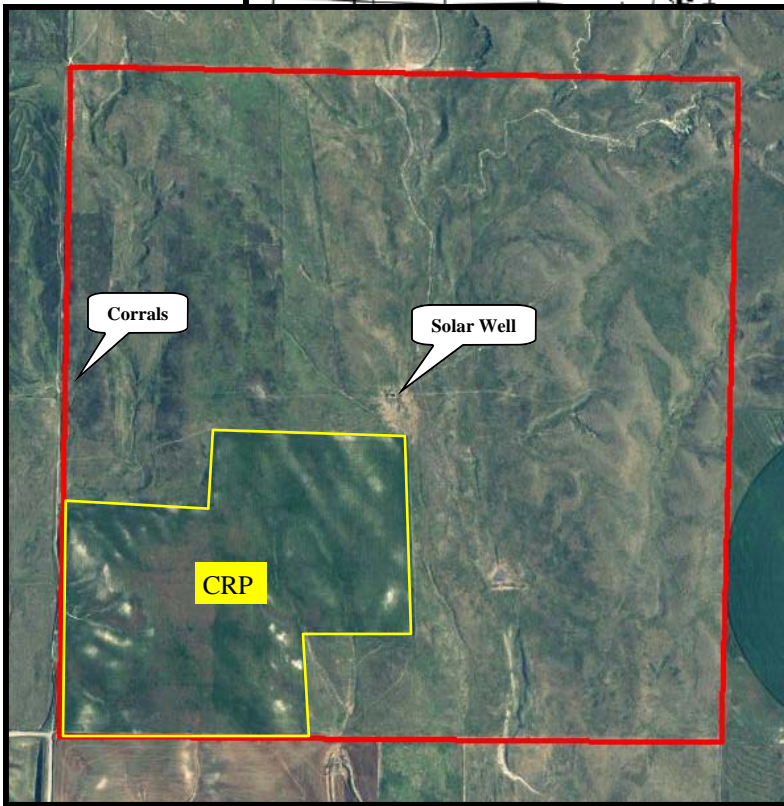
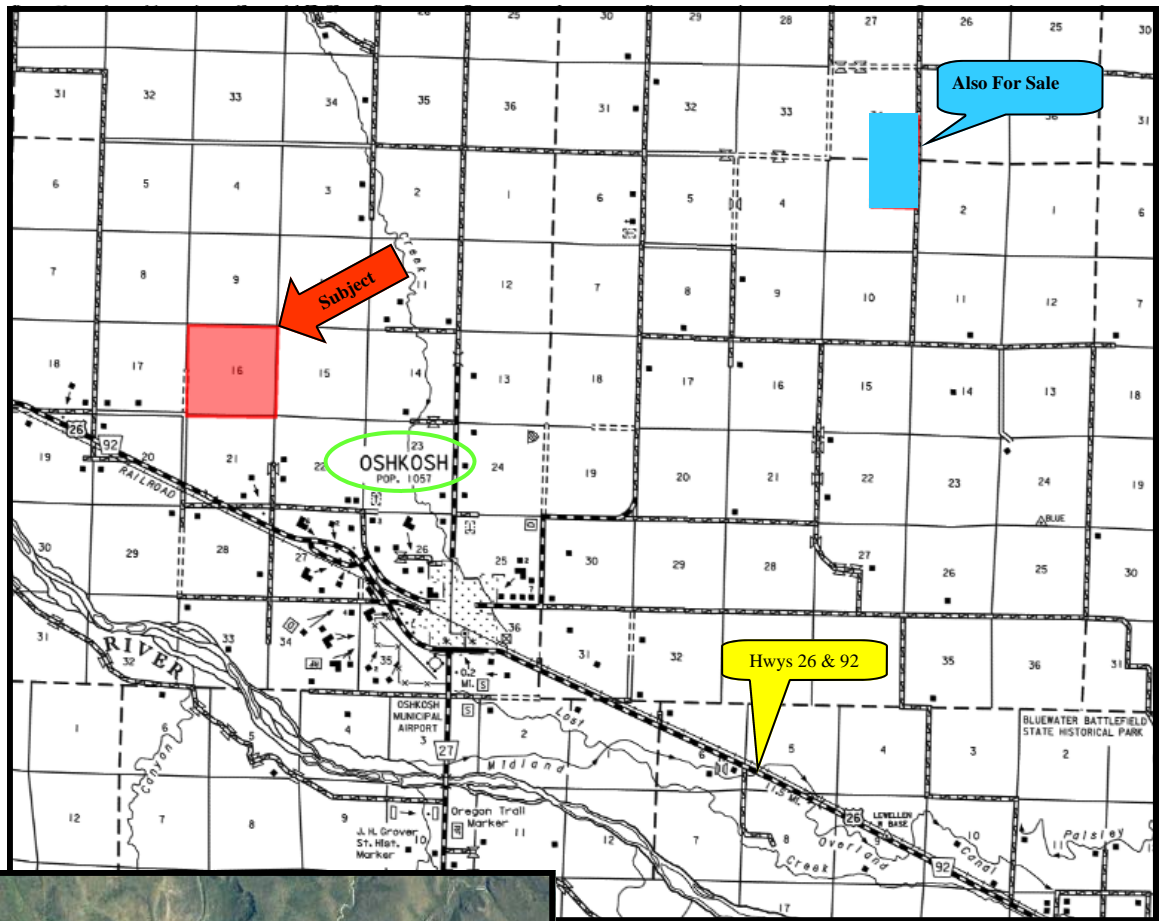
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