

LAND FOR SALE

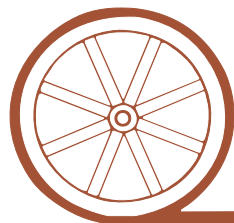
Highway 83 Beginner Farm McCook, NE, Frontier County

SOLD

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- Location:** Along the west side of US Highway 83, 12 miles north of McCook, NE or 20 miles south of Maywood, NE.
- Legal Description:** E1/2NE1/4 less Highway 83 ROW Section 19-T5N-R29W of the 6th PM, Frontier County, Nebraska
- Acres & Taxes:** Frontier County Assessor indicated 73.52 acres & 2009 taxes are \$469.50
- Land Use:** There are 40 acres of tillable farmland and 33 acres of pasture. There currently is no stock water on the property.
- FSA Info:** There is a small amount of FSA Base that will be determined by Cropland Ratio calculation
- Soils:** Tillable soil is Class II Holdrege Silt Loam, Pasture is Class VI Coly & Uly Silt Loam
- Price:** **\$88,000 or \$1,200 per acre**
- Comments:** This is something that is hard to find in the McCook to Maywood area. US Highway 83 frontage, good building sites for a walkout basement and 3 miles away from Red Willow Reservoir make this property one of a kind. Your dreams could start to come true here.
- Contact:** **Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com**
Jerry Weaver, Bruce Dodson, Mike Polk or Loren Johnson

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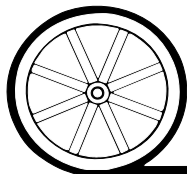
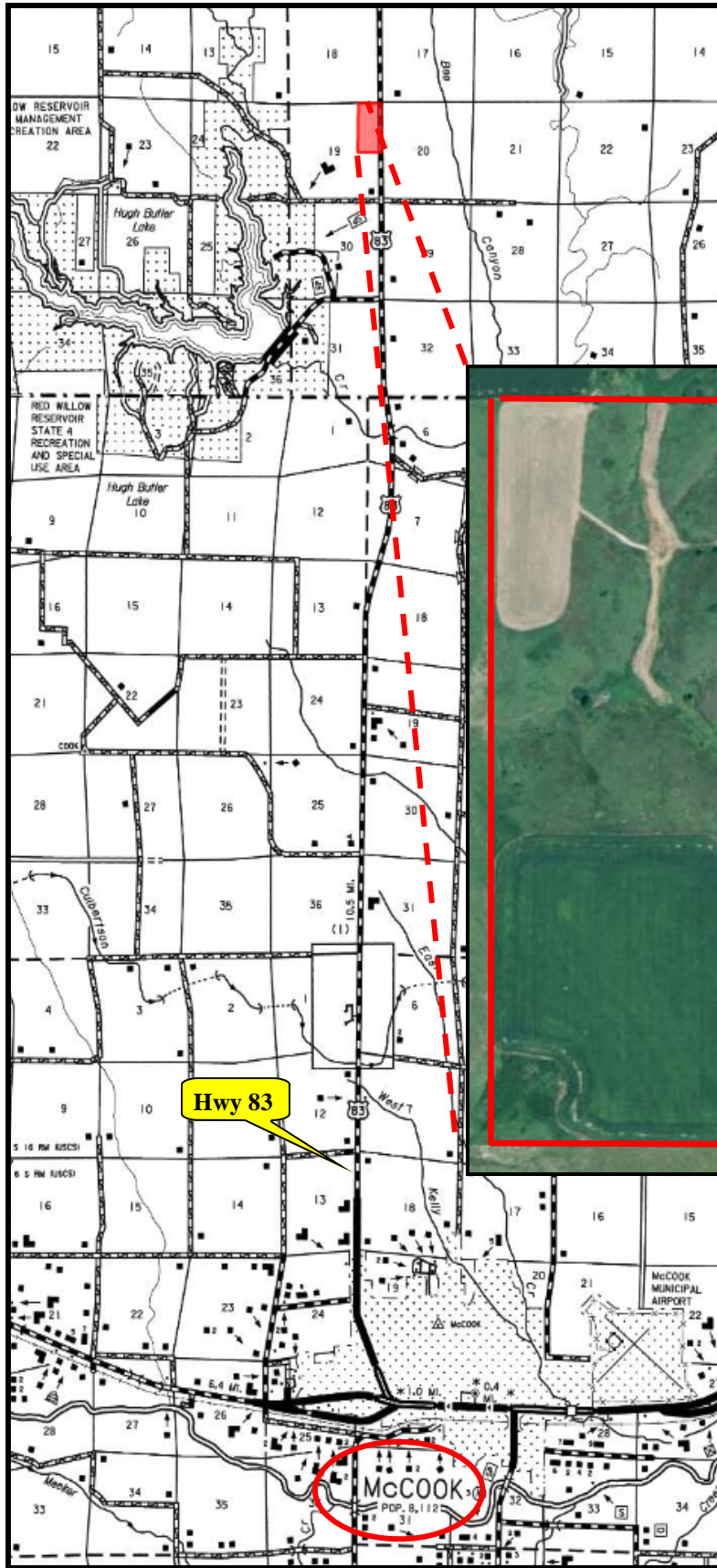
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