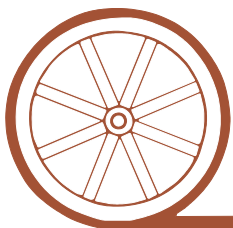


# LAND FOR SALE

## Hitchcock County Pasture



- Location:** 9 miles south of Stratton, NE, 3 miles east and  $\frac{3}{4}$ 's south on county road
- Legal Description:** E1/2SW1/4 and SE1/4 Section 33 and W1/2SW1/4 Section 34 in T-1N-R34W of the 6<sup>th</sup> P.M., Hitchcock County, NE.
- Acres:** 320 Tax Assessed Acres
- Taxes:** 2006 Taxes paid in 2007 \$1,028.22
- Land Use:** All pasture with 1 windmill and stock tank. 120 acres was in CRP and has been out for a few years making excellent pasture.
- Water:** 1 Windmill with 2 stock tanks at the south end and a large stock dam at the north end.
- Price:** \$107,000.00
- Comments:** This property sits on the Nebraska – Kansas border with good access from either side of the state line. There are old fences around the CRP that could be put back up if someone wants to put cropland back to wheat. It is a majority of Keith silt loams with some Ulysses silt loams on the north end.
- Contact:** Mike Polk – Listing Agent (308) 534-9240  
Loren Johnson, Bruce Dodson, Duane McClain or Jerry Weaver



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**(308) 534-9240**

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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.