

LAND FOR SALE



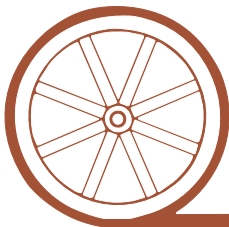
- Location:** North of North Platte, NE 18 miles south of Stapleton, NE 9 miles. Located on the northwest corner of Hodges & Garfield Table Road.
- Legal Description:** Surveyed tract in the E1/2 Section 12-T6N-R29W of the 6th PM, Lincoln County, NE.
- Acres:** Lincoln County Assessor shows 150.8 acres & 2009 taxes are \$1,920.
- Land Use:** This property offers great protection for both the home & livestock with the 4 large tree groves. It has good access being just a mile off US Highway 83.
- FSA Info:** There is a small amount of FSA base that goes with this property. Contact Broker for information.
- Soils:** Mostly all Valentine sand with some sandy loams
- Improvements & Equipment:** There is an older 1232 sq ft home. It has 3 bedrooms & 2 baths. It needs some work. There is also a horse barn and other out buildings. There is an old hog shed that probably needs removed.
- Price:** \$145,000
- Comments:** This farm has been in the same family for many, many years. It is a rare opportunity to find a location like this. The home site does need some clean up, but you can't beat the protection the mature tree groves provide. There is a nice grove along the north and south boundaries as well as a well developed grove through the middle of the property. The Stapleton school bus will drive right to the driveway to take the children to school. Don't miss this chance to put your sweat equity to work.
- Contact:** **Duane McClain, Listing Agent at 308.530.0221 or duane@agriaffiliates.com**
Mike Polk, Loren Johnson, Bruce Dodson or Jerry Weaver

Offered Exclusively By:

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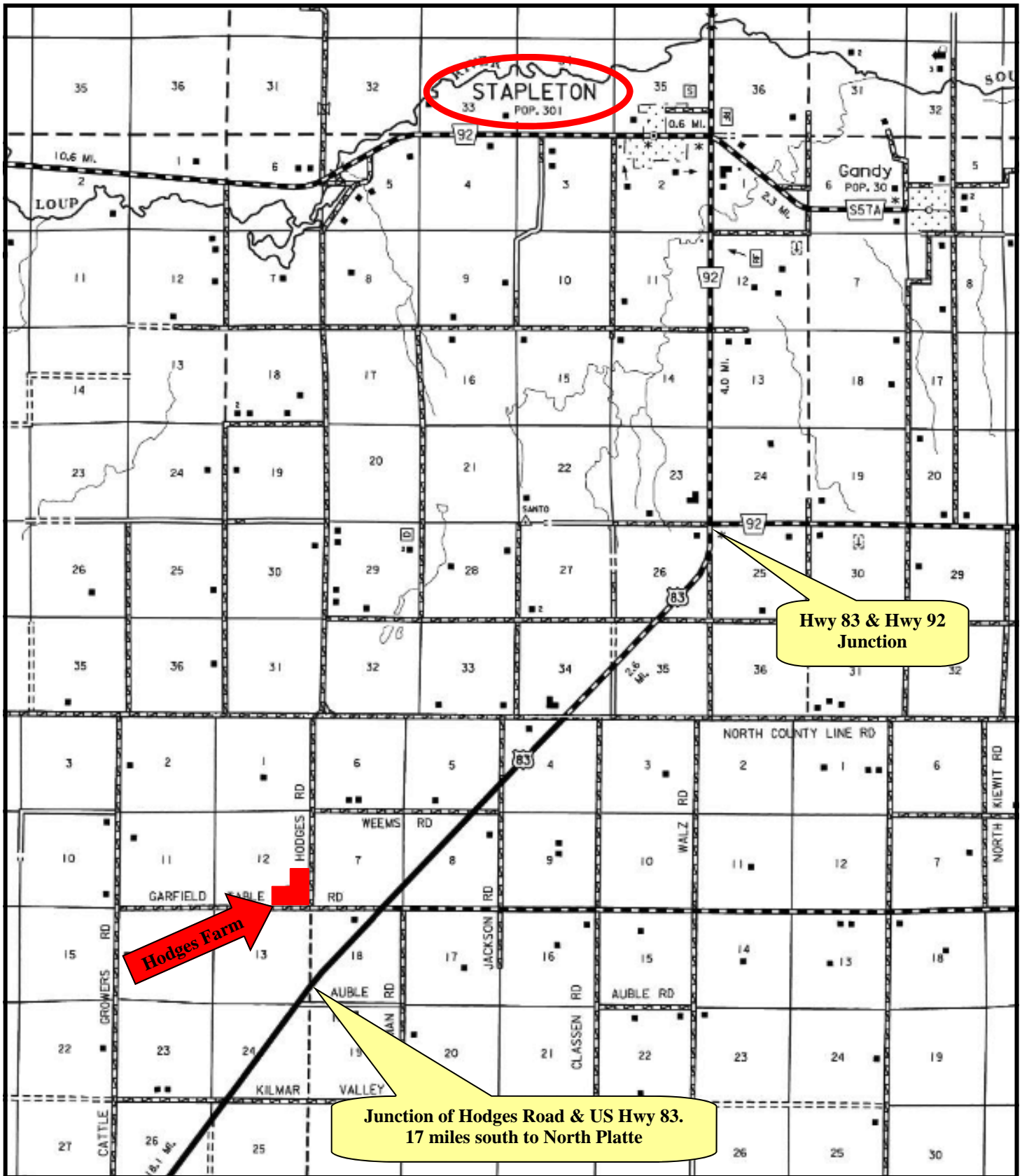


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Hodges Farm Location



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Aerial image of Hodges Farm



The yellow line indicates the surveyed boundary of Hodges Farm.
Note the 4 mature tree groves and the protection they provide.



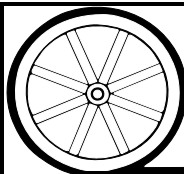
Middle grove of trees on the farm



Looking to the north pasture with the north tree grove in the background.



She just needs some tender loving care.



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