

# LAND FOR SALE



**Location:** Just southeast of Gothenburg, Nebraska on the scenic Platte River in western Dawson County, and 34 miles east of North Platte, Nebraska. This location is in west central Nebraska.

**Legal Description:** All of that part of Lots 3 & 4 lying south and east of county road & accretions to Lot 2, 3, & 4, except 19.93 acres to State of NE, Section 22-T11N-R25W of the 6<sup>th</sup> P.M., Dawson County.

**Property Description:** River acreage containing hunting land and a lake for fishing.

**Improvements:** 72' x 40' (2,880 sq ft) metal shop and equipment storage building, and a 30' x 20' (600 sq ft) storage building.

**Acres:** 187.9 Tax Assessed Acres.

**Taxes:** 2006 real estate taxes payable in 2007 were \$903.90.

**Price:** **\$350,000.**

**Comments:** Excellent access off I-80. Great property for fishing, boating, and hunting. This property has historically been mined for gravel.

**Wildlife:** Platte River frontage provides fantastic views. Contains excellent wildlife habitat with the Platte River flowing through the property. Many lakes of the property provide excellent fishing opportunities while the wooded areas provide good hunting for deer, turkey, and waterfowl.

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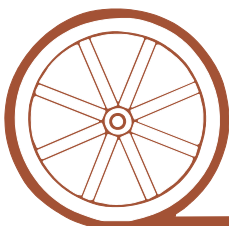
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*...Providing Farm - Ranch Real Estate Services...*

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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.