

LAND FOR SALE

Lakeside Ranch



Location: Joins the north and east sides of Lakeside, Nebraska on NE Hwy 250.

Legal Description: W1/2 Section 2, E1/2 Section 3 lying east of Cty Hwy 250, S1/2, S1/2N1/2 Section 9, S1/2, NE1/4 lying east of Hwy 250 Section 10, W1/2, W1/2E1/2 Section 11, W1/2, W1/2E1/2 lying north of railroad ROW Section 14, N1/2, N1/2S1/2 lying north of railroad ROW Section 15, Part of Section 16 lying North of Lakeside, NE. All in T24N-R44W of the 6th PM, Sheridan County, NE.

Acres: 3,119 taxed acres

Taxes: 2011 taxes due in 2012—\$8,275.38

Land Use: Summer rangeland

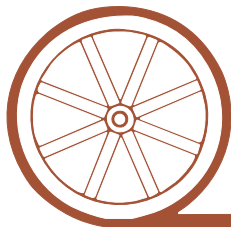
Pastures: Cross fenced into 6 pastures watered by 7 windmills, 2 submersible wells and numerous lakes and ponds on property.

Price: \$1,250,000

Comments: Excellent access on State Hwy 250 just North of US Hwy 2. Has an abundance of sub-irrigated pasture around the lakes.

Contact: Mike Polk, Co-Listing Agent 308-539-4446 or mike@agriaffiliates.com
Or Sonny Maddox, Co-Listing Agent 308-650-9695
Bruce Dodson, Loren Johnson, Jerry Weaver, Roger Luehrs

Co-Listed with Maddux Landbanc Realty, LLC.



AGRI AFFILIATES, INC.

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NORTH PLATTE OFFICE

P.O. Box 1166

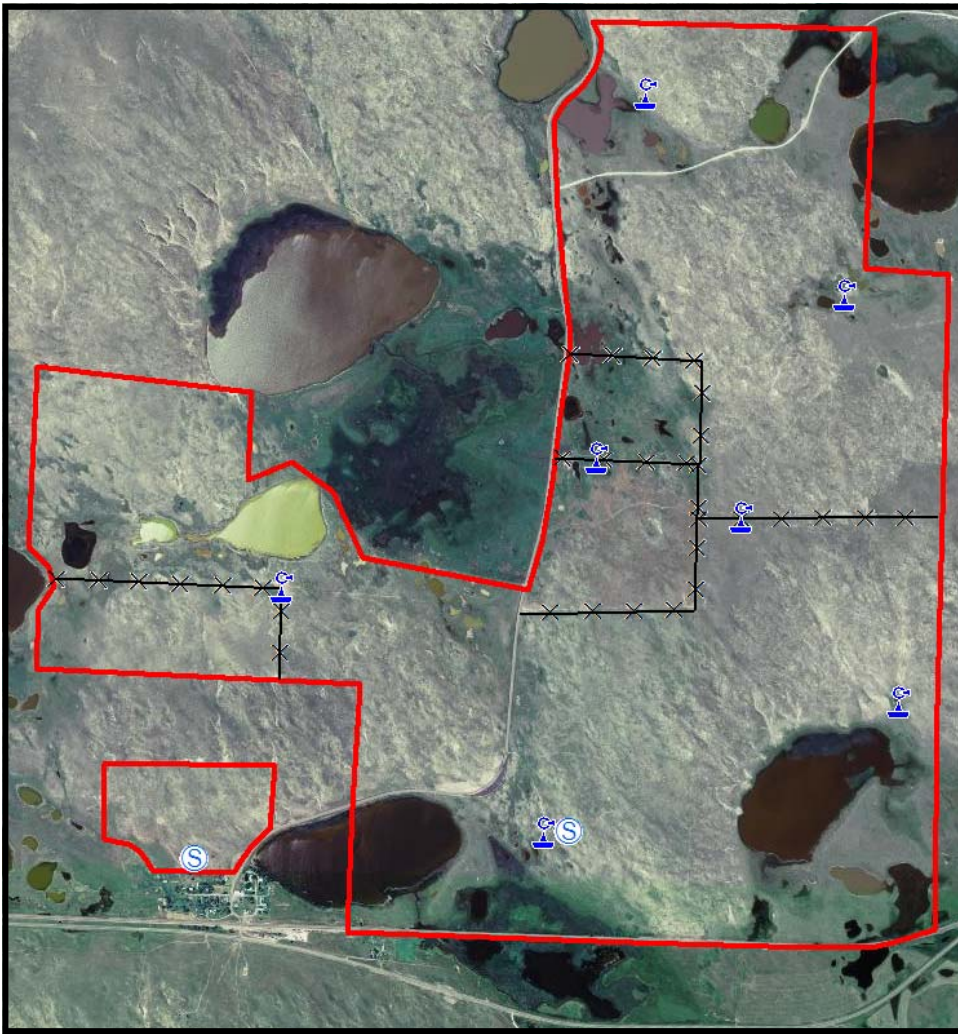
I-80 & US Hwy 83

North Platte, NE 69103




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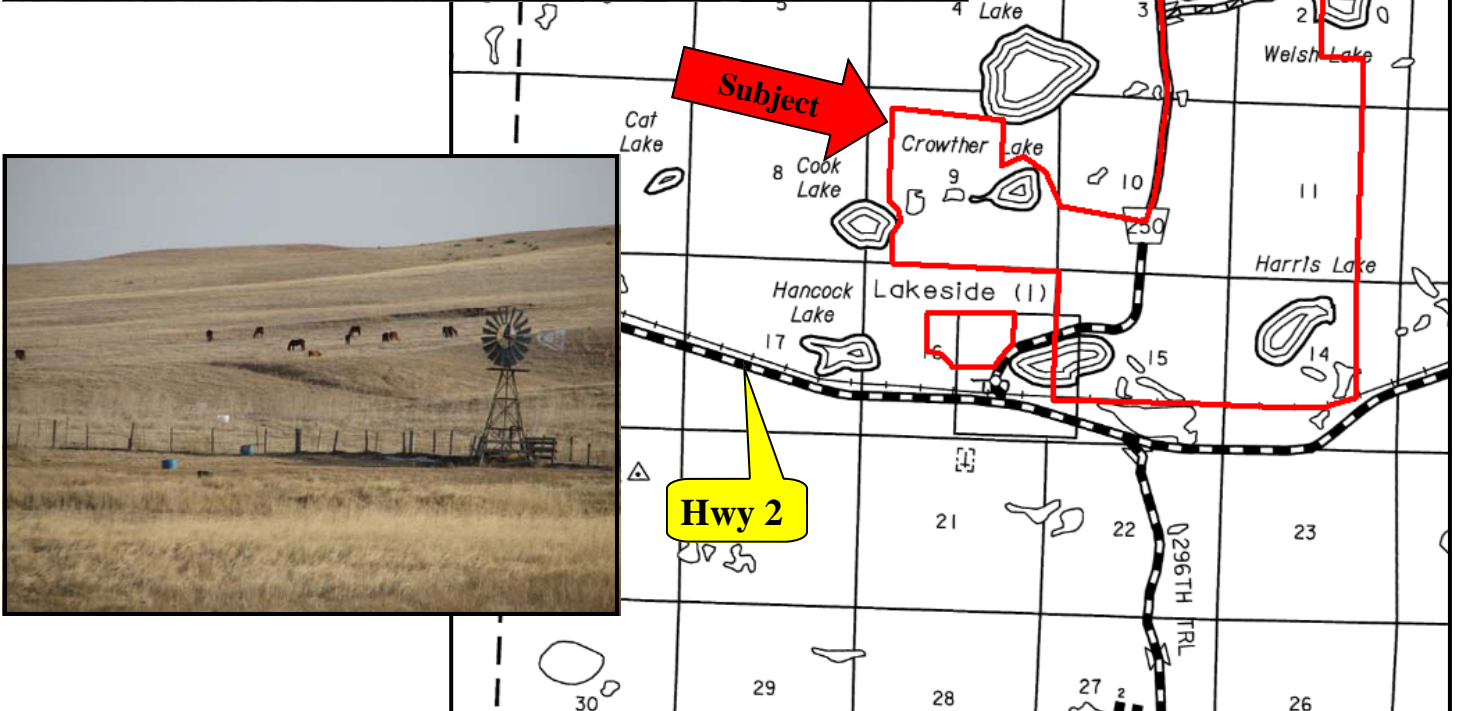
(308) 534-9240

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.

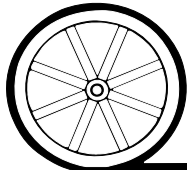


Symbol Key

-  Windmill
-  Submersible Well
-  Interior Fence



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