

LAND FOR SALE



Location: This McPherson County property is located 1.5 miles south of Tryon, Nebraska, and accessed by county gravel road.

Legal Description: SW1/4SW1/4 Section 13; S1/2NE1/4, SE1/4 Section 14; E1/2SE1/4, NW1/4SE1/4, NE1/4 Section 23; W1/2W1/2 Section 24-T18N-R32W of the 6th P.M. Subject to existing fence boundaries.

Acreage & Land Use: 720 taxed acres. The property consists of sandhills range. Rangeland soils are Valentine fine sands with rolling to hilly topography.

Taxes: 2009 Real Estate Taxes payable in 2010 are: \$2,223.92.

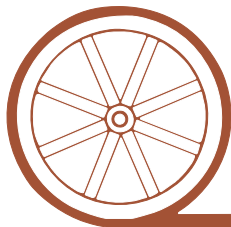
Price: \$270,000 (\$375/acre)

Possession: Possession shall be delivered to purchaser at closing.

Comments: Good county road access, summer range with livestock water provided by 2 windmills, and centrally located shelter belt.

Contact: Bruce Dodson– Listing Agent, 308-539-4455, email: bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Duane McClain at 308-534-9240.

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

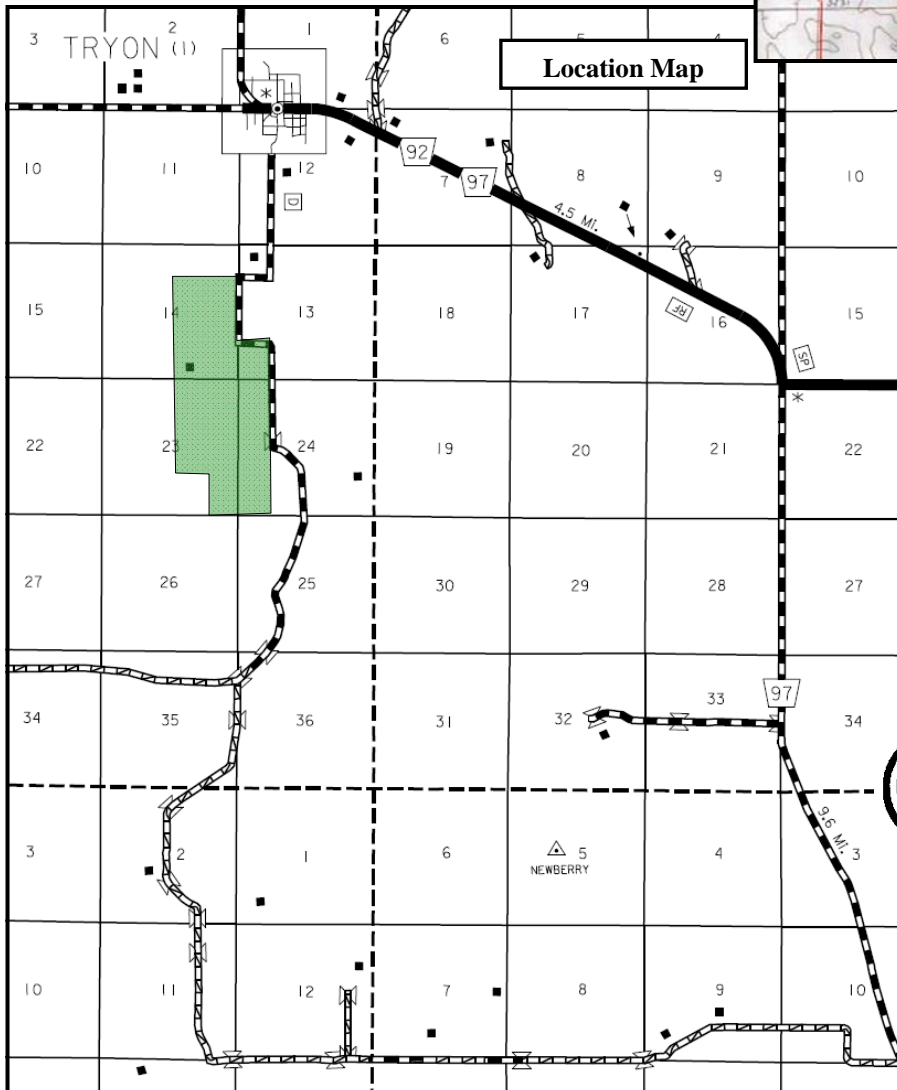
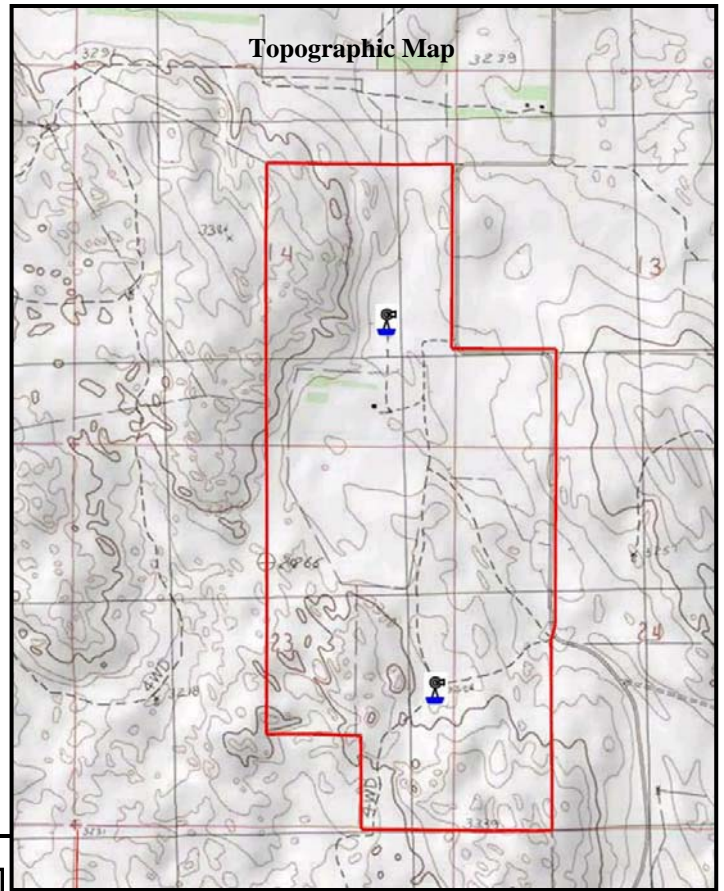
I-80 & US Hwy 83

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.



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