

# LAND FOR SALE

## MOORE RANGELAND



**Location:** From Tryon, Nebraska: 4 miles north on Hwy #97, and 7 miles west on Pioneer Ranch Road, and 2 1/2 miles west on trail road.

**Legal Description:**

N1/2, N1/2S1/2 Section 5; N1/2, N1/2S1/2 Section 6-T19N-R33W; All Section 31; W1/2W1/2, SE1/4SW1/4, S1/2SE1/4, NE1/4SE1/4 Section 32-T20N-R33W of the 6th P.M., McPherson County, Nebraska.



**Acres:** 1,920 tax assessed acres

**Taxes:** 2008 taxes are \$5,033 payable in 2009

**Land Use:** Land use is entirely sandhills rangeland.

**Water:** There are 3 windmills, 8 stock tanks, pipeline and 3 solar wells (w/o solar pump).

**Soils:** Predominate soil type is Valentine Fine Sand.

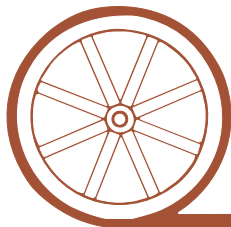
**Access:** Written easement for trail from county road.

**Price:** \$720,000 Cash (\$375/Acre)

**Comments:** Rangeland is fenced into 4 pastures with two livestock water sites in each pasture. One water site in each pasture is connected by a pipeline.

**Contact:** **Bob Childers 308-587-2217 or 636-8273**  
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