

# LAND FOR SALE



**Rounsberg Pasture**  
**SOLD**  
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**Location:** 15 miles northeast of Lewellen, NE.

**Legal Description:** All of Sections 4, 5, 8, 9 and the NW1/4 Section 17. All in T17N-R41W of the 6th P.M., Garden County, Nebraska.

**Acres:** 2,713.36 Tax Assessed Acres

**Taxes:** 2008 Payable in 2009 - \$8,305.46

**Land Use:** Excellent livestock grazing with good mule deer hunting. The property is fenced into 2 pastures.

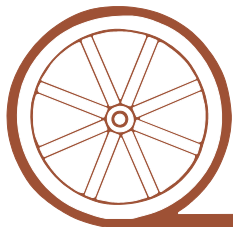
**Water:** Stock water is provided by 6 windmills and tanks, with a submersible pump as back up on 2 of the wells.

**Price:** \$870,000 Cash or \$320 per acre.

**Comments:** Excellent grass with 3 water sites in each pasture. Should carry 225 cow/calf pairs for a 5 1/2 month grazing season.

**Contact:** **Mike Polk, Listing Agent** - 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Duane McClain, Bruce Dodson, Jerry Weaver,  
Dallas Dodson, Jerry Sloan or Leland Johnston at (308)534-9240

*Offered Exclusively By:*



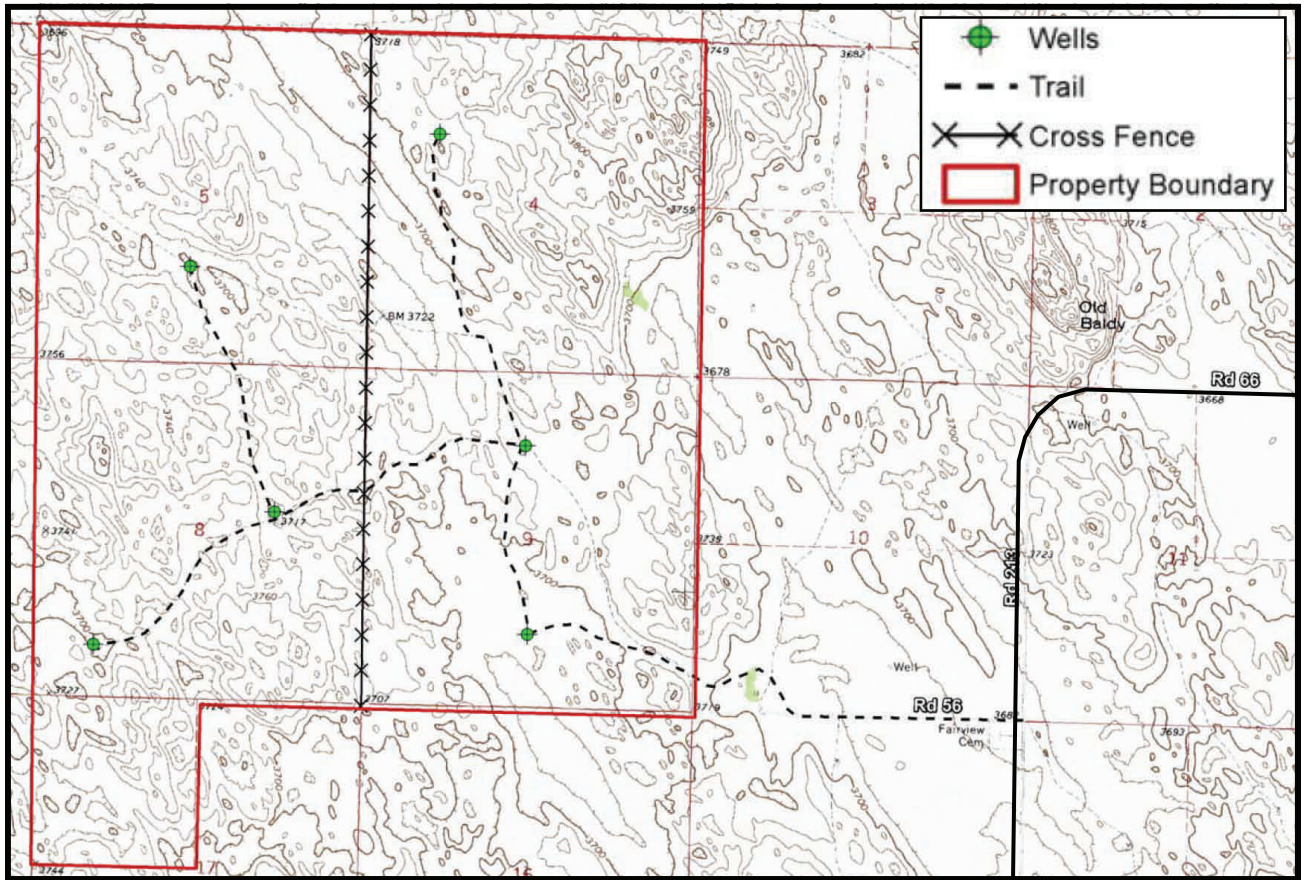
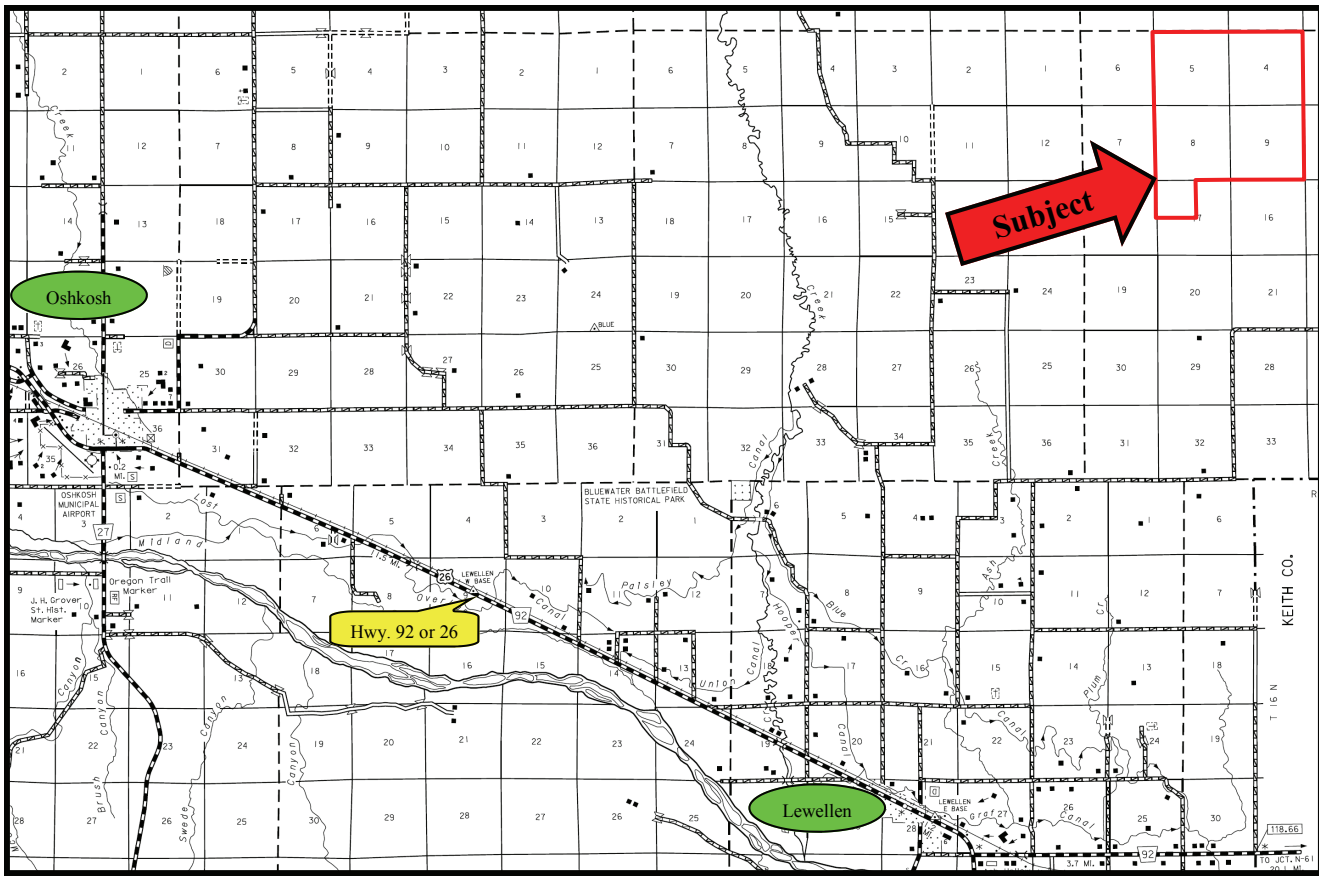
## AGRI AFFILIATES, INC.

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

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