

LAND FOR SALE

SOUTHEAST SIOUX COUNTY RANGE

SOLD

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Location: Southeast Sioux County Nebraska. Nine miles north of Lake Minatare on Henderson Road, or 7 miles east of Scottsbluff and 15.5 miles north.

Legal Description: All Sec 31-T25N-R53W; All Sec 1; All Sec 2; All Sec 3; N1/2N1/2 Sec 10; N1/2N1/2 Sec 11; N1/2N1/2 Sec 12-T24-R54W of the 6th P.M., Sioux County, Nebraska

Land Use: Hardland summer range.

Acres: 3,090.90 deeded.

Taxes: 2010 Real Estate Taxes payable in 2011 - \$6,565.66 or \$2.12 per acre.

Pastures: Cross-fenced into 3 pastures and watered by 7 windmills with 25 ft. bottomless tanks. Access from county graveled Henderson Road.

Price: \$1,020,000 (\$330/acre)

Comments: Excellent pasture for yearlings or pairs.

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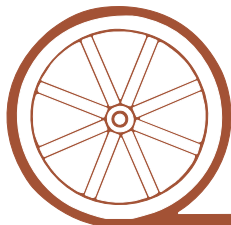


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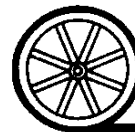
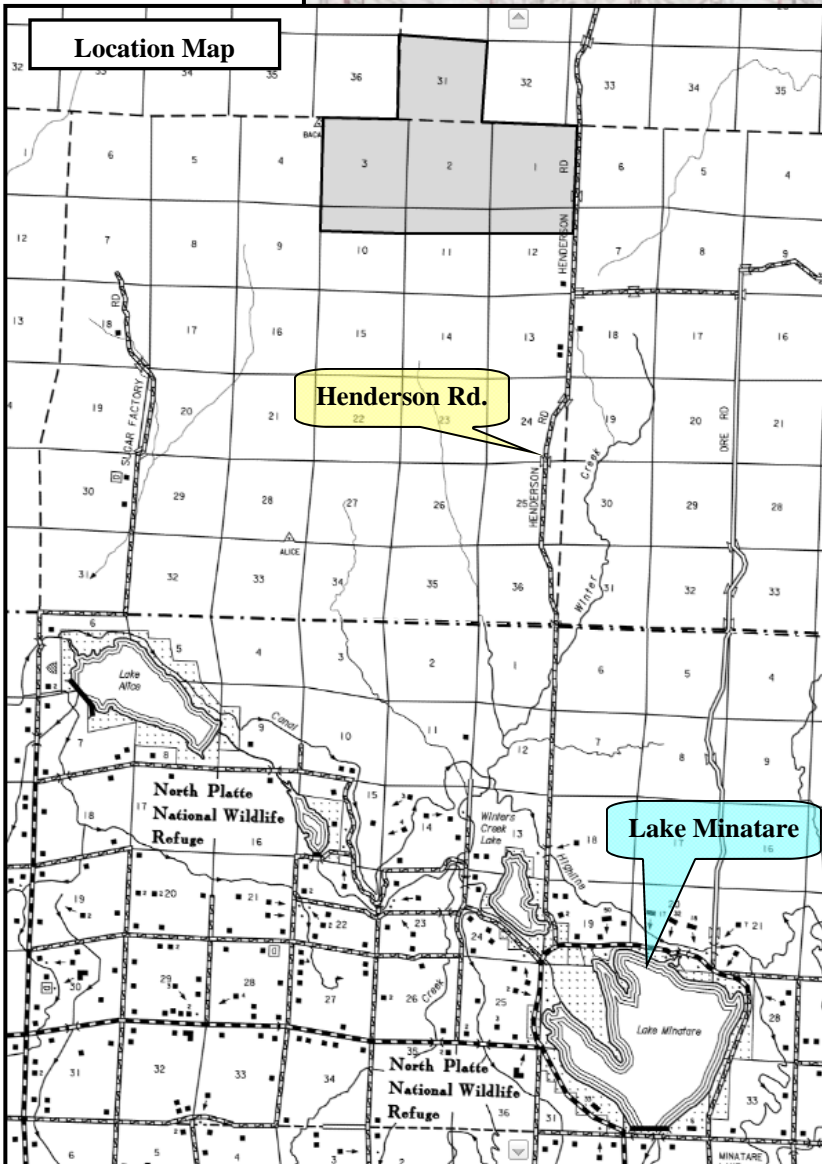
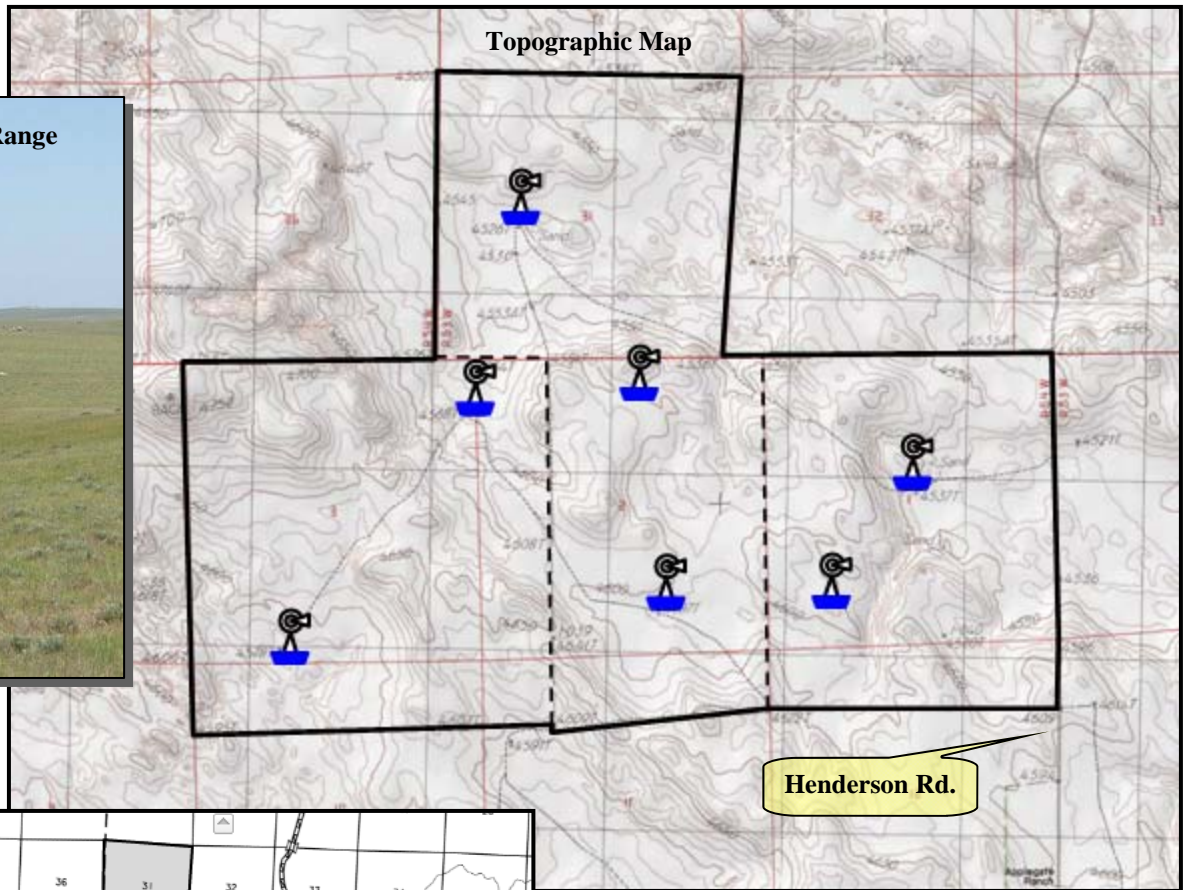
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SE Sioux County Range



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