

# LAND FOR SALE

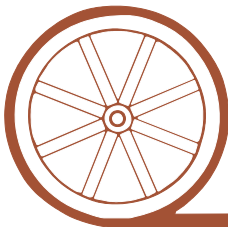
## Western Frontier County Rangeland

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- Location:** Southwest of Maywood NE approximately 12 miles or northeast of Hayes Center, NE approximately 16 miles
- Legal Description:** Pt. of Sections 20, 28 & 29 T7N-R30W of the 6<sup>th</sup> PM
- Acres:** Frontier County Assessor indicates 320 tax assessed acres
- Taxes:** 2007 Real Estate taxes paid in 2008 were \$1,292.62
- Land Use:** Property consists of canyon rangeland for livestock grazing and also offers some habitat for deer and turkey hunting.
- Water:** Stock water provided by windmill.
- Soils:** Nearly all Coly & Uly silt loams with 11% to 30% slopes
- Price:** \$144,000 or \$450 per acre
- Comments:** This hardland grass pasture has good access with county maintained road bisecting the property. There is a culvert under the road giving access to both sides of the road. 65% of the pasture is on the south side of the road, this is where the windmill and tanks are located. There a limited number of cedar trees on this property.
- Contact:** Duane McClain, Listing agent; 308.530.0221 or [duane@agriaffiliates.com](mailto:duane@agriaffiliates.com)  
Mike Polk, Bruce Dodson, Loren Johnson or Jerry Weaver - 308.534.9240

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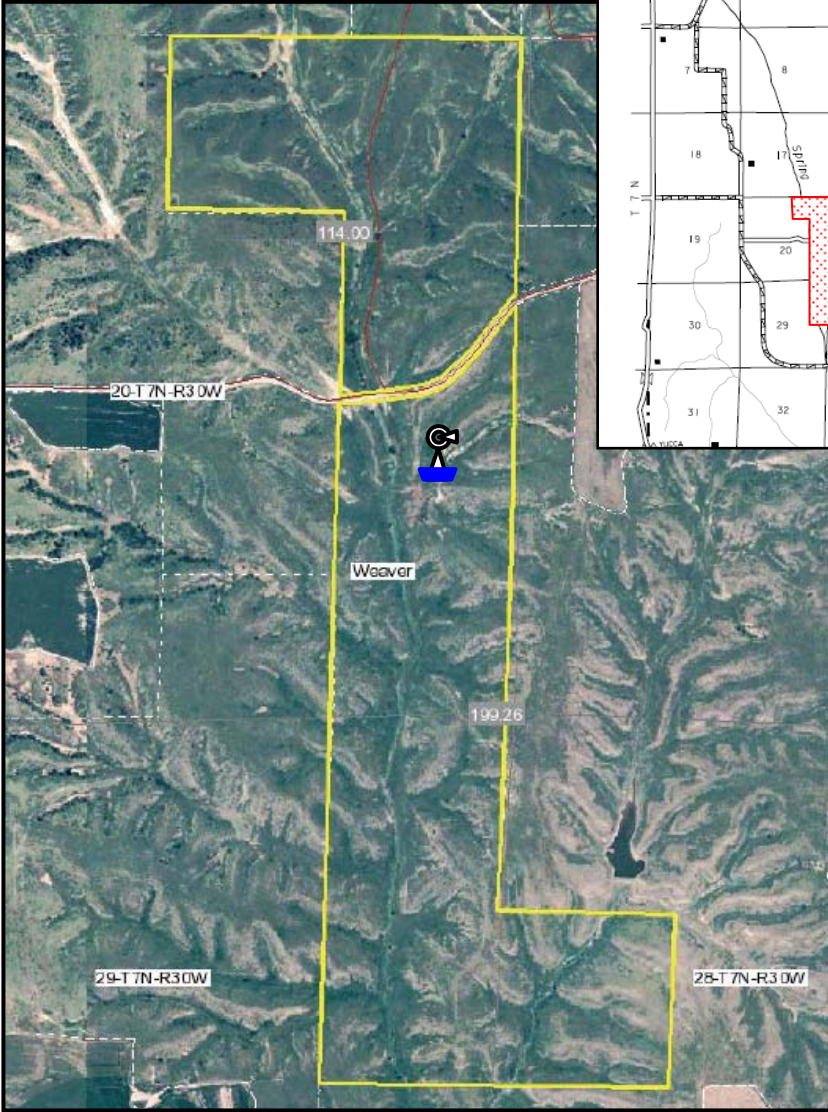
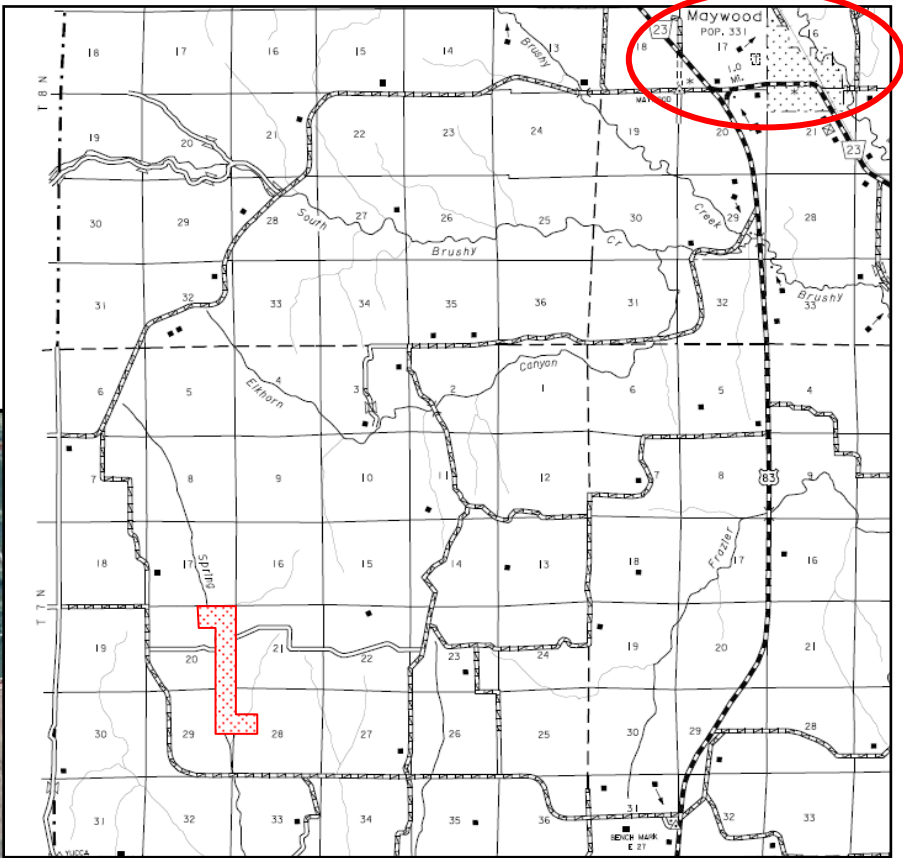
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**(308) 534-9240**

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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.

**Property Location Map  
& FSA Aerial Photo**



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