

White Horse Creek Development

Location: Northeast of North Platte, 2 miles, Hall School Road lies along the south side.

Legal Description: S1/2 Section 23-T14-R30 West of the 6th PM Lincoln County, NE

Acres: Lincoln County Assessor reports 320 acres

Taxes: 2006 taxes payable in 2007 are estimated to be \$2963.43

Land Use: The meadow on this property is currently being harvested for the hay. This property is bordered on two sides with county maintained blacktop roads. It offers tremendous development potential.

Water: This property is bisected by White Horse Creek, which flows year round and offers tremendous wildlife habitat. There is also a small lake in the southeast corner of the property.

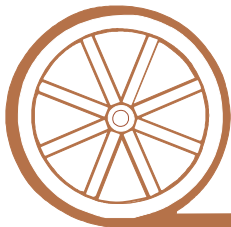
Soils: Away from the creek the soils consist of Lawet silt loams and Elsmere, Valentine and Dunday sands. Along the creek are wet alluvial and marsh soils.

Price: \$720,000 Cash

Comments: Located with easy access this property offers tremendous potential for future development. White Horse Creek creates wildlife habitat for hunting of water fowl, deer and turkey on this property.

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