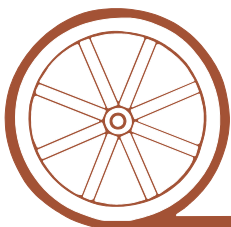


LAND FOR SALE

Cottonwood Canyon Recreational Property



- Location:** 12 miles south of Maxwell, NE on Cottonwood Canyon Road
- Legal Description:** Section 28-T11N-R28W of the 6th P.M., Lincoln County, Nebraska
- Acres:** 640 Tax Assessed Acres
- Taxes:** 2006 - \$2,239.76
- Land Use:** The property includes summer cattle grazing, EXCELLENT deer, turkey, and elk habitat. Property is in the Elk Draw area.
- Water:** 2 submersible wells and 4 dams spread across the property.
- Price:** \$256,000 Cash
- Comments:** This is an excellent recreational property with turkey, deer, and elk signs all across the section. With the dams and submersible wells distributed across the property, it makes for good summer grazing and excellent wildlife water in the fall and spring. The access is excellent with Cottonwood Canyon Road bisecting the property.
- Contact:** Mike Polk – Listing Agent 308/539-4446
Loren Johnson, Bruce Dodson or Duane McClain



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Information contained herein was obtained for 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.