

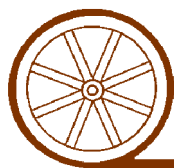
# LAND FOR SALE

## PLATTE RIVER ACCRETION & PASTURE GRAND ISLAND, NE



- LOCATION:** The property is located on the Platte River, 2 miles east of Grand Island, Nebraska.
- LEGAL DESCRIPTION:** Lot 7, part of SW1/4 NE1/4 & Accretion in Section 30-T11N-R8W of the 6th P.M., Merrick County, Nebraska.
- PROPERTY DESCRIPTION:** Property consists of approximately 75 acres of sub-irrigated pasture and approximately 50 acres of Platte River accretion.
- SOILS:** Pasture soils consist of Platte-Bolent complex, Alda sandy loam and Barney complex.
- REAL ESTATE TAXES:** Estimated 2015 taxes - \$2,100.00.
- LIVESTOCK:** Water for livestock is provided by a windmill which also has a back up gas engine pump jack.
- LIST PRICE:** **\$400,000.00**                      **CASH**
- COMMENTS:** Deer, turkey and waterfowl hunting within a few minutes drive of Grand Island; plus an income stream from pasture rental. Access to the property is provided by an easement across the south side of the adjoining NW1/4.
- CONTACT:** **Bryan Danburg, Listing Agent**    **(308) 380-3488**    **bryan@agriaffiliates.com**  
Bart Woodward - Broker; Kent Richter and John Keeney - Sales Associates

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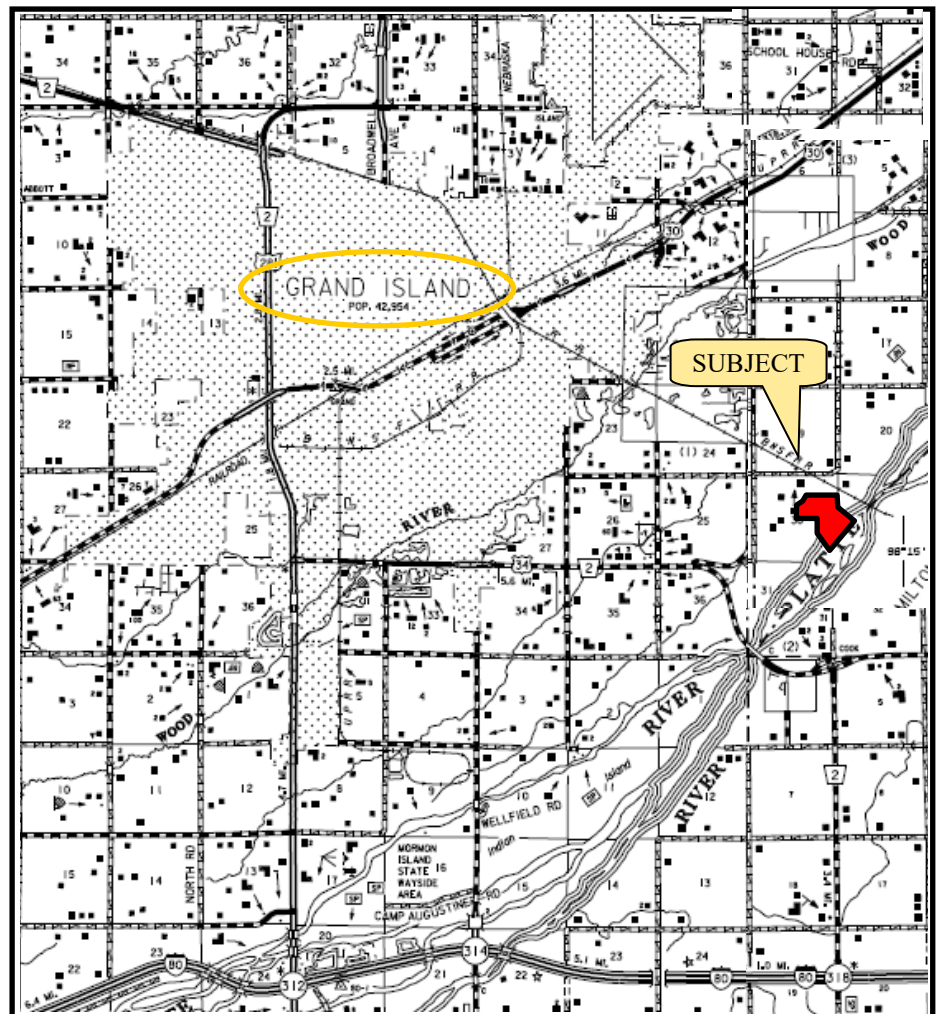
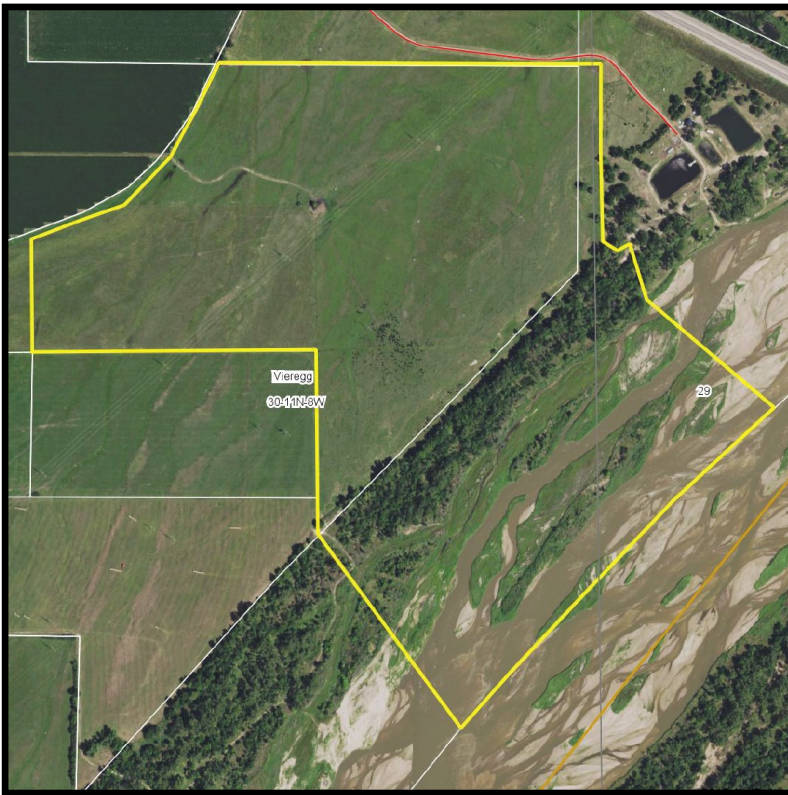
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