

LAND FOR SALE

FRAZIER ACREAGE DAWSON COUNTY



- LOCATION:** 1 mile northwest of Plum Creek Canyon State Wildlife Management Area, or approximately 5 miles west of Johnson Lake.
- LEGAL DESCRIPTION:** That part of the NW1/4 located east and north of the Tri-County Supply Canal, Section 28 T9N-R23W of the 6th P.M., Dawson County, Nebraska.
- PROPERTY DESCRIPTION:** Property consists of approximately 10.63 acres of dry cropland with a minor amount of trees and brush.
- FARM SERVICE AGENCY INFORMATION:** Farm contains 10.45 acres of non-irrigated cropland
- RECREATIONAL AMENITY:** Property is located along the north bank of the Tri-County Supply Canal, along with being located a short distance from Johnson Lake, Gallagher Canyon and Plum Creek Canyon State Recreation areas. All provide numerous opportunities for hunting and fishing.
- RE TAXES:** Estimated Real Estate Tax \$200.00
- LIST PRICE:** **\$45,000.00** **CASH**
- COMMENTS:** This is an opportunity to buy a small, productive acreage, which offers rural home site development potential, along with recreational amenity.

Offered Exclusively By:



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CONTACT:

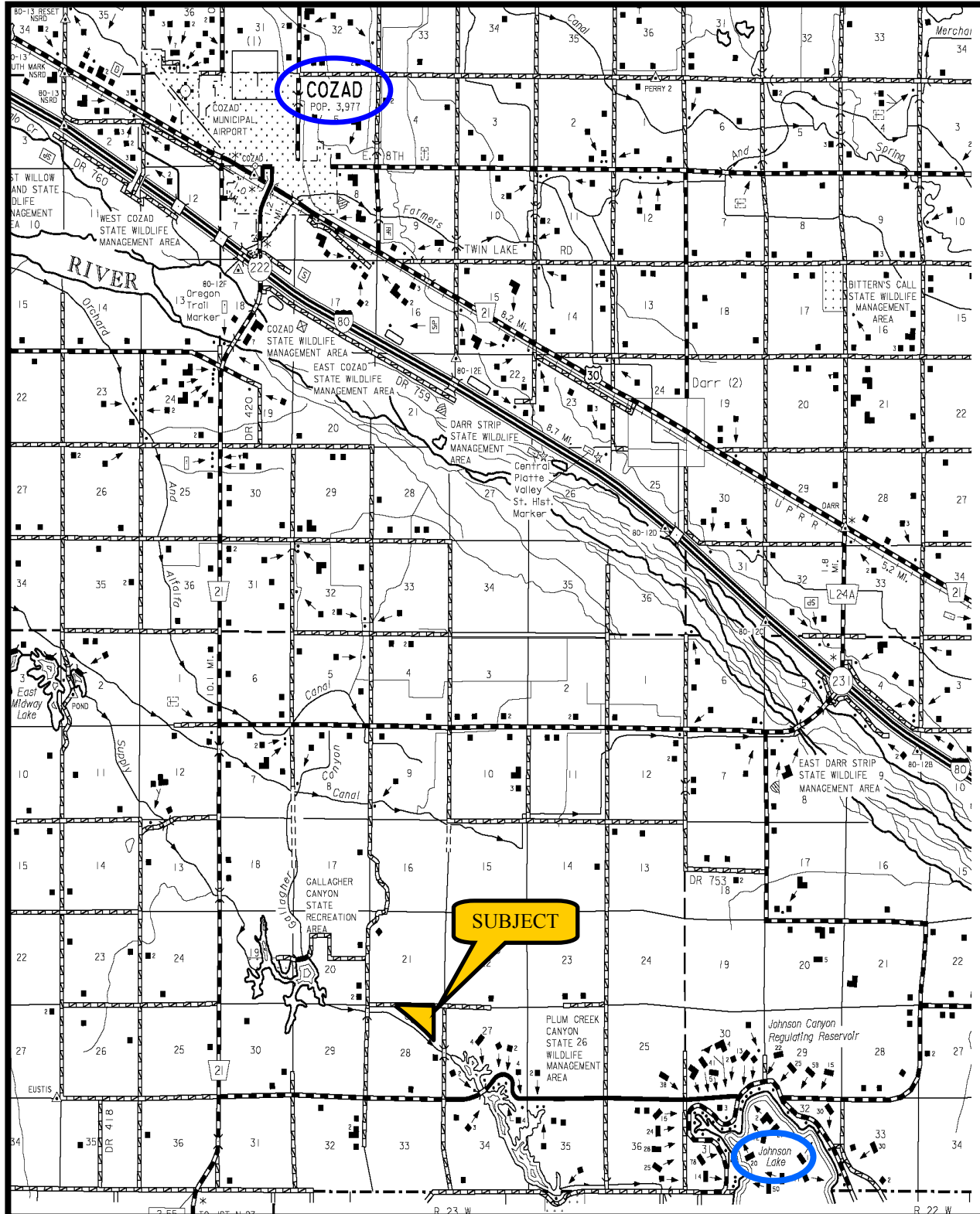
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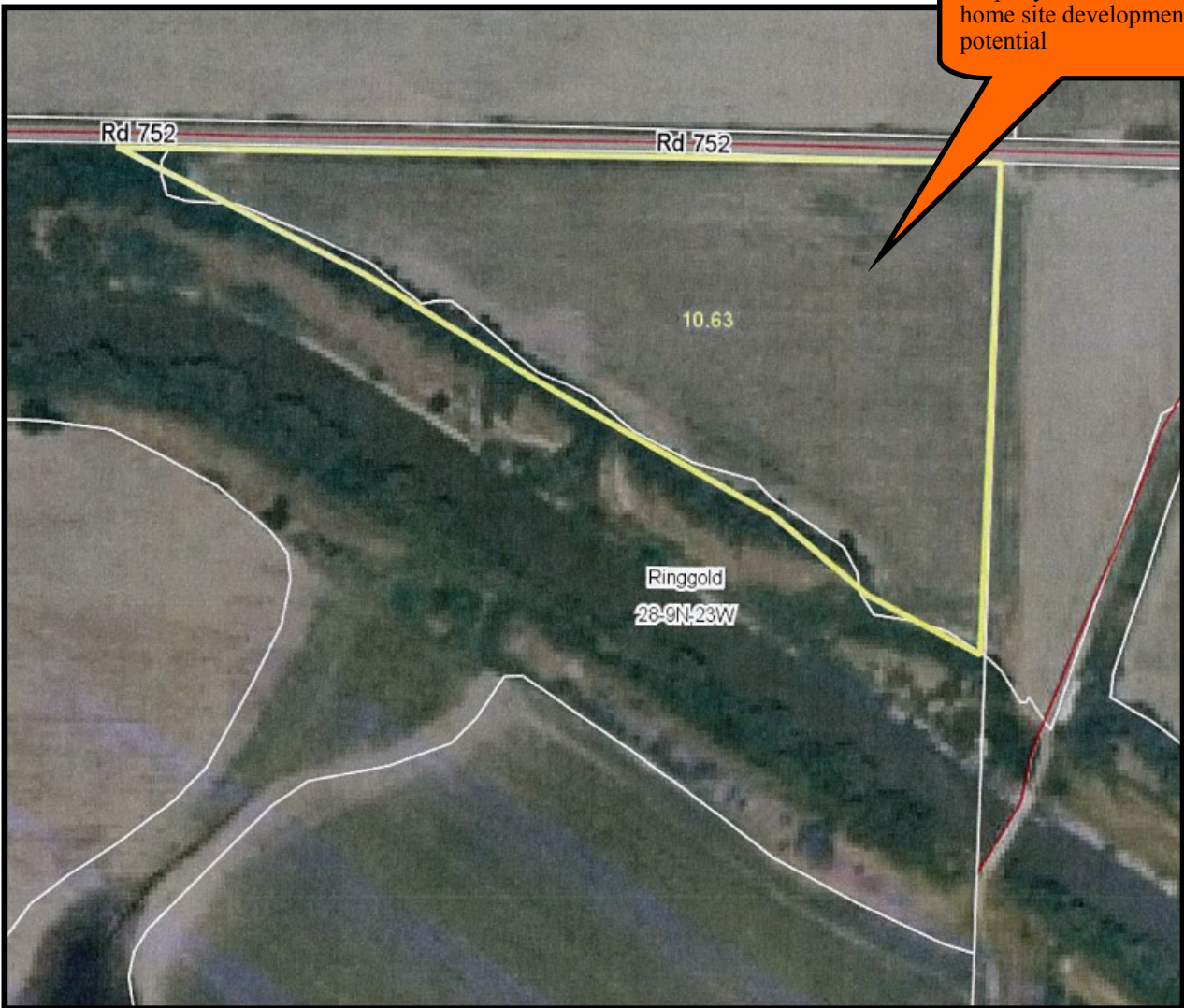
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Cadastral Map Photo



Property offers rural home site development potential



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