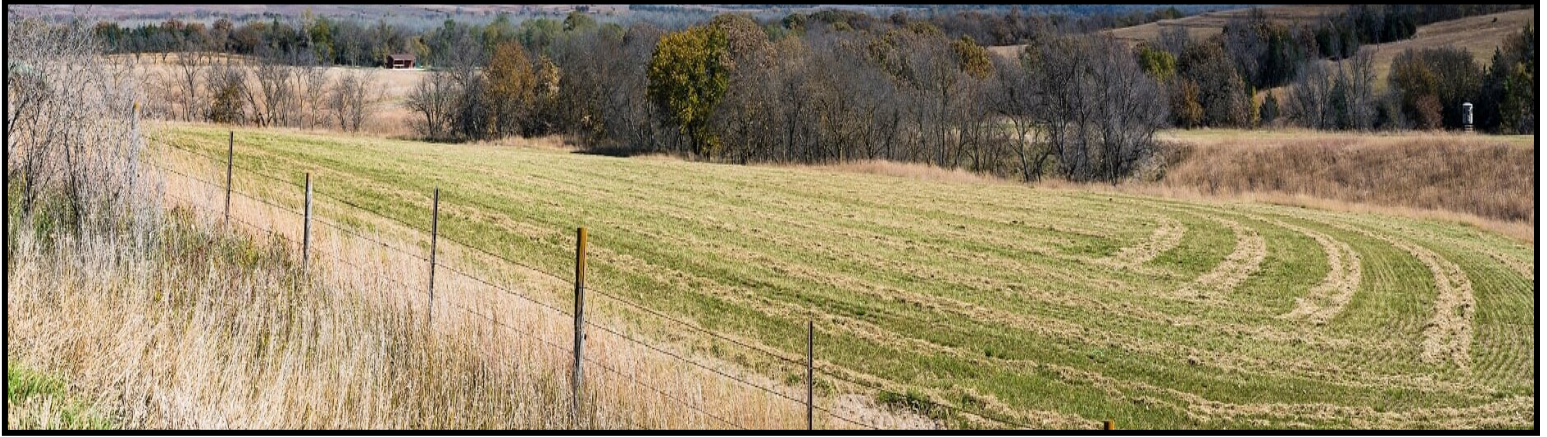


LAND FOR SALE

Republican River Hideaway

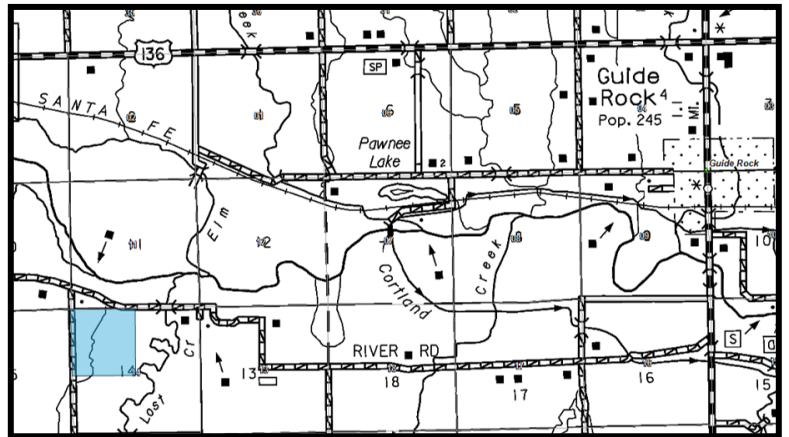


LOCATION:

Approximately 1,000 feet south of the Republican River, between Guide Rock and Red Cloud, Nebraska. A well-hidden escape just south of the intersection of the scenic River Road and Road 1700 in the Republican River Valley.

LEGAL DESCRIPTION:

The Northwest Quarter (NW1/4) of Section Fourteen (14), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [160 tax assessed acres]. Current owner has been leasing 17 acres between the property and River Road, providing additional cropland and wildlife habitat.



COMMENTS:

This is a well-manicured, turn-key property that provides exceptional, year-round recreational and hunting amenities.

LIST PRICE:

\$419,500.00

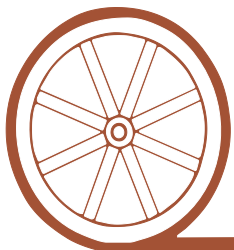
CONTACT:

FOR A PRIVATE SHOWING:
Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Check out the aerial video of this property on our website, www.agriaffiliates.com!

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

HASTINGS OFFICE

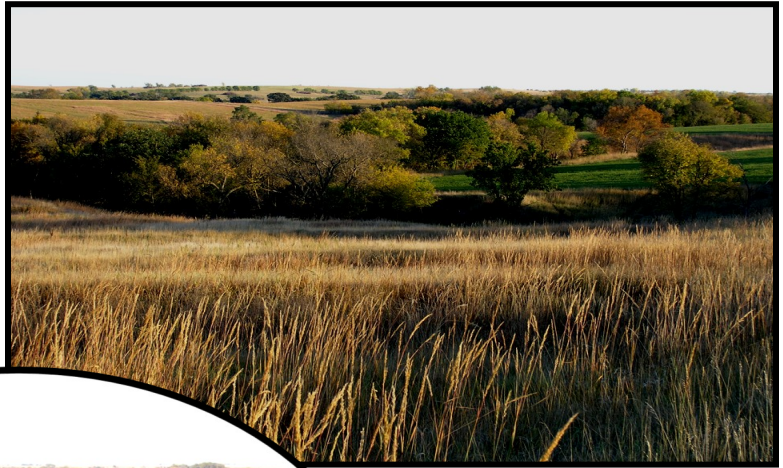
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



**PROPERTY
DESCRIPTION:**

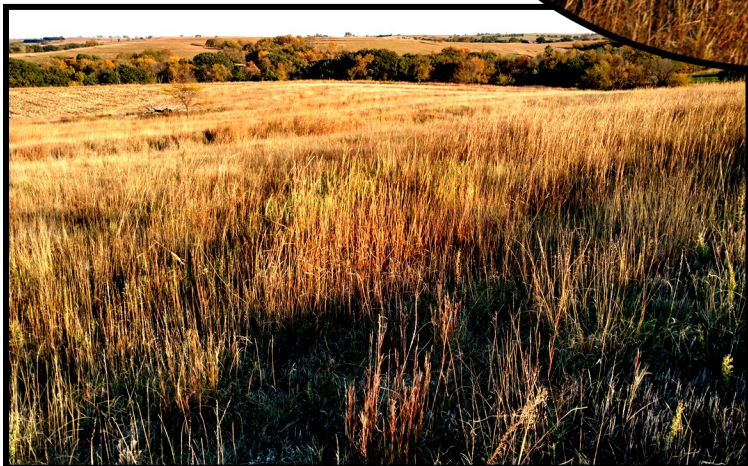
- Amazing elevation changes and breathtaking views of the Republican River Valley
- Mature, large hard-wood trees
- Well-improved property for year-round enjoyment with a 36'x12' cabin, well, RV hookup, septic tank, and leach field
- Excellent deer, turkey, and upland game hunting
- 16.76 acres of alfalfa, seeded in the Spring of 2016, already well-established and productive
- 12.19 acres of cropland, corn yielding 103 bu/acre in 2016
- 98.39 acres could potentially be enrolled in CRP, providing additional revenue to alfalfa and cropland acres
- Strategically located water sources
- Perimeter fence is well-maintained 4-wire, barbed wire with new hanging gates for great security



- List price includes 4 all-weather deer blinds, heavy-duty picnic table and grill, fire pit, 6 cedar chairs, and stock tank



- Tremendous amount of area with rugged, steep terrain with slopes up to 60%



Hideaway Cabin



Wildlife

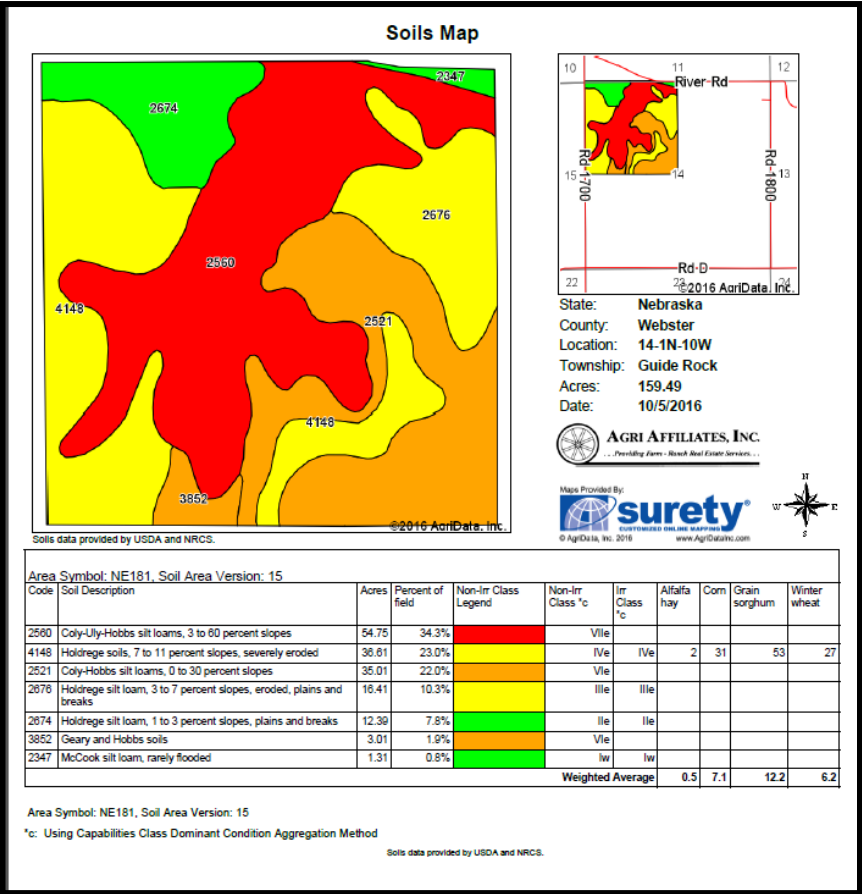
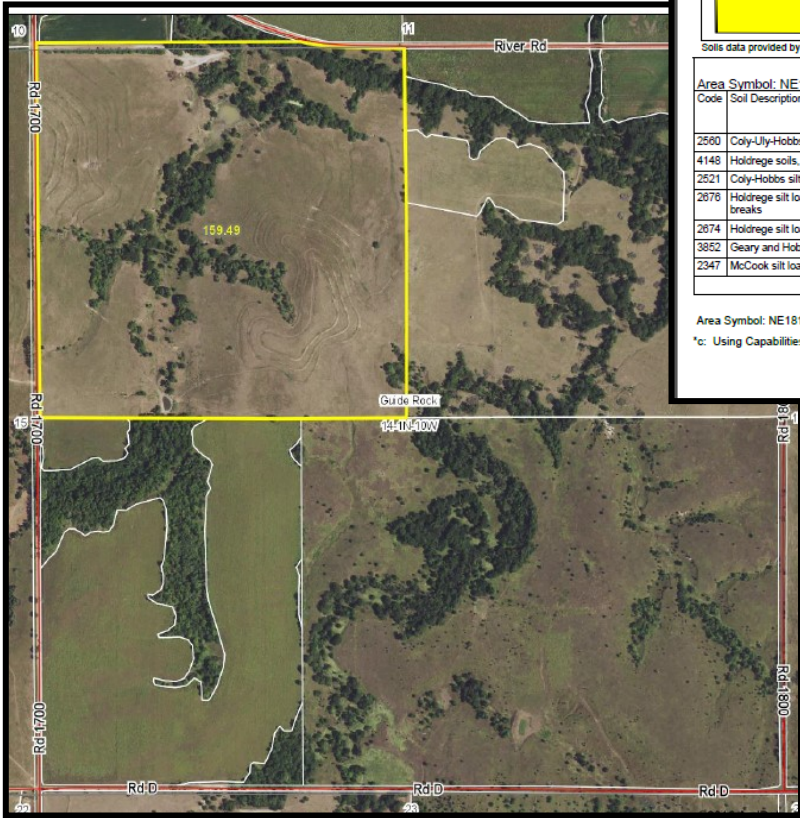


Cropland Acres

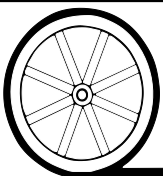
SOILS: Productive silt loam soils

REAL ESTATE TAXES: 2015 Real Estate Tax - \$2,631.94

FARM SERVICE AGENCY INFORMATION: 159.59 Farmland Acres
28.95 Cropland Acres



Cropland Acres



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