

LAND FOR SALE

Devil's Den Canyon Ranch



Location:

From Arnold, Nebraska the property is just one mile east on Hwy 92, then 2 miles north on Devil's Gulch Road to the building site.

Comments:

This is an opportunity for a ranch headquarter site with a beautiful home and excellent winter protection. There are views of the historic Devil's Den Canyon which opens onto the west side of the property.

Legal Description:

W1/2SE1/4, SE1/4SE1/4 lying west of road Section 10; N1/2NE1/4 lying west of road Section 15 - T17N-R25W of the 6th P.M., Custer County, Nebraska.

Acres:

194.85 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$3,039.72

Land Use:

Property includes a small amount of non-irrigated cropland and canyon rangeland, with a nice building improvement site.

Improvements & Equipment:

The 2013 constructed ranch style home includes a full walk-out basement and insulated attic. A beautiful old barn and shop building finish out the building site.

Price:

\$465,000

Contact:

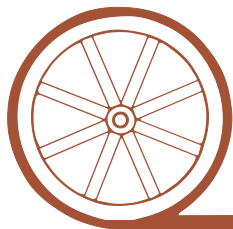
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Tony Eggleston,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

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Information contained herein was obtained from 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. 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.





Living Room



Kitchen / Dining Room



Master Bedroom



Porch



Office

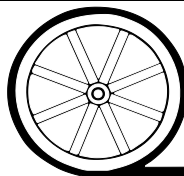
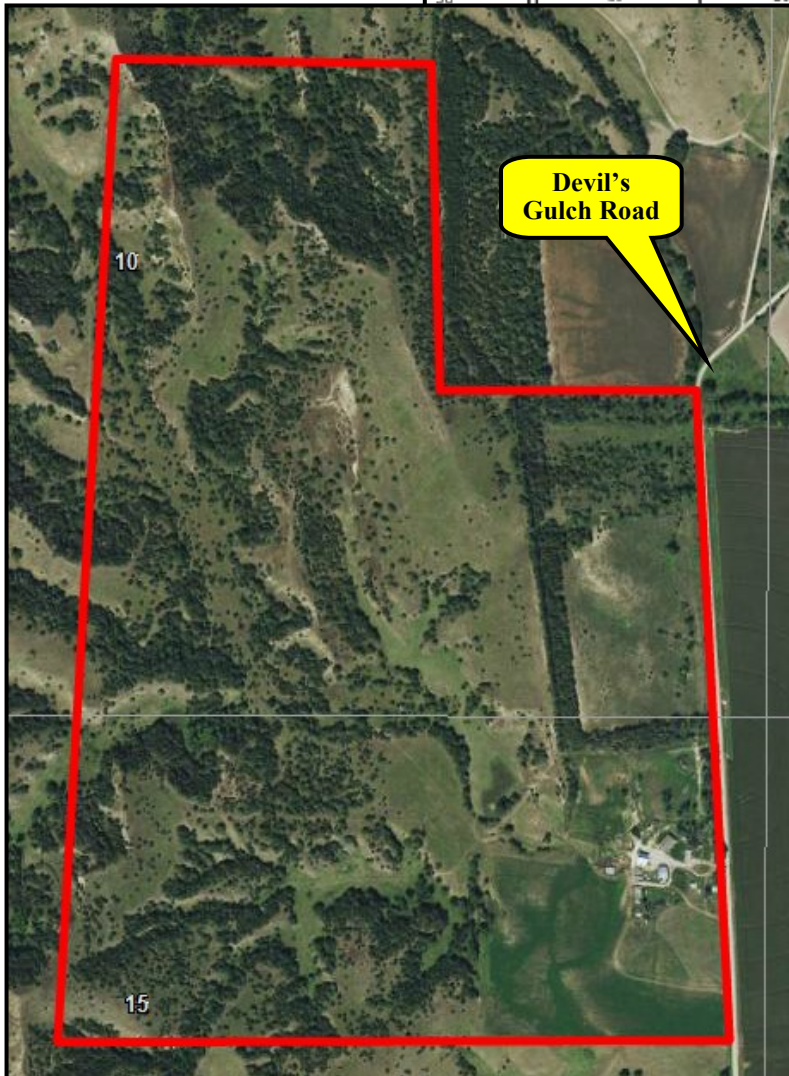
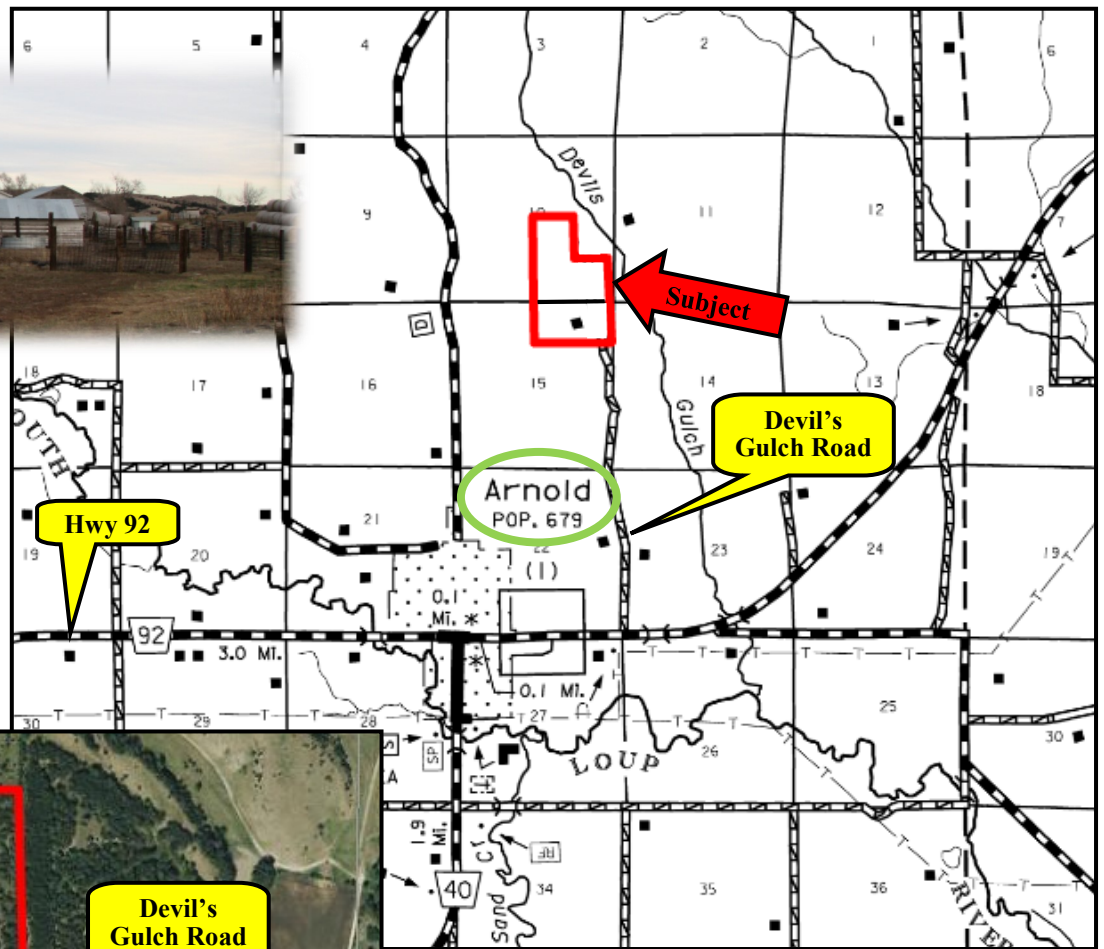
Interior House Pictures

**Barn &
Shop**



**Devils Den
Canyon**





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