

LAND FOR SALE

Republican River Hunting & Recreational



Location:

The property is located on the Republican River one mile southwest of Stratton, Nebraska and just 5 miles west of Swanson Reservoir.

Legal Description:

SE1/4SW1/4, Lots 5 and 6 Section 14-T2N-R35W of the 6th P.M. Hitchcock County, Nebraska, together with the Boundary Agreement with 2 neighboring properties on the north and west boundary. (The property has over 1 mile of river frontage.)

Acres & Taxes:

182 tax assessed acres. 2014 taxes payable in 2015 - \$840

Land Use:

31 acres non-irrigated cropland, approximately 127 acres fenced pasture and woodlands and 24 acres river bottom land.

Price:

~~\$395,000~~ **Price Reduced \$315,000**

Comments:

The property with over 1 mile of river frontage also includes cropland for food plots, native range, river bottom and abundant trees. The immediate area has cropland farmed to corn, wheat, alfalfa and soybeans providing excellent food sources. These amenities provide for excellent deer, turkey, upland & waterfowl hunting opportunities. This area of Southwest Nebraska has historically been known as a favorite winter hunting ground for Plains Indians and great hunting opportunities are still present today!



Contact:

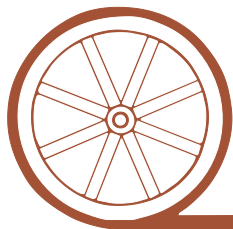
Jerry Weaver; Listing Agent 308-539-4456 or jerry@agriaffiliates.com
Mike Polk, Chase Dodson, Tony Eggleston, Bruce Dodson, Don Walker

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Jerry Weaver,
Listing Agent

Offered Exclusively By:



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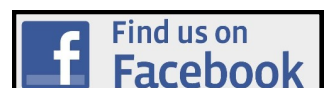
North Platte, NE 69103

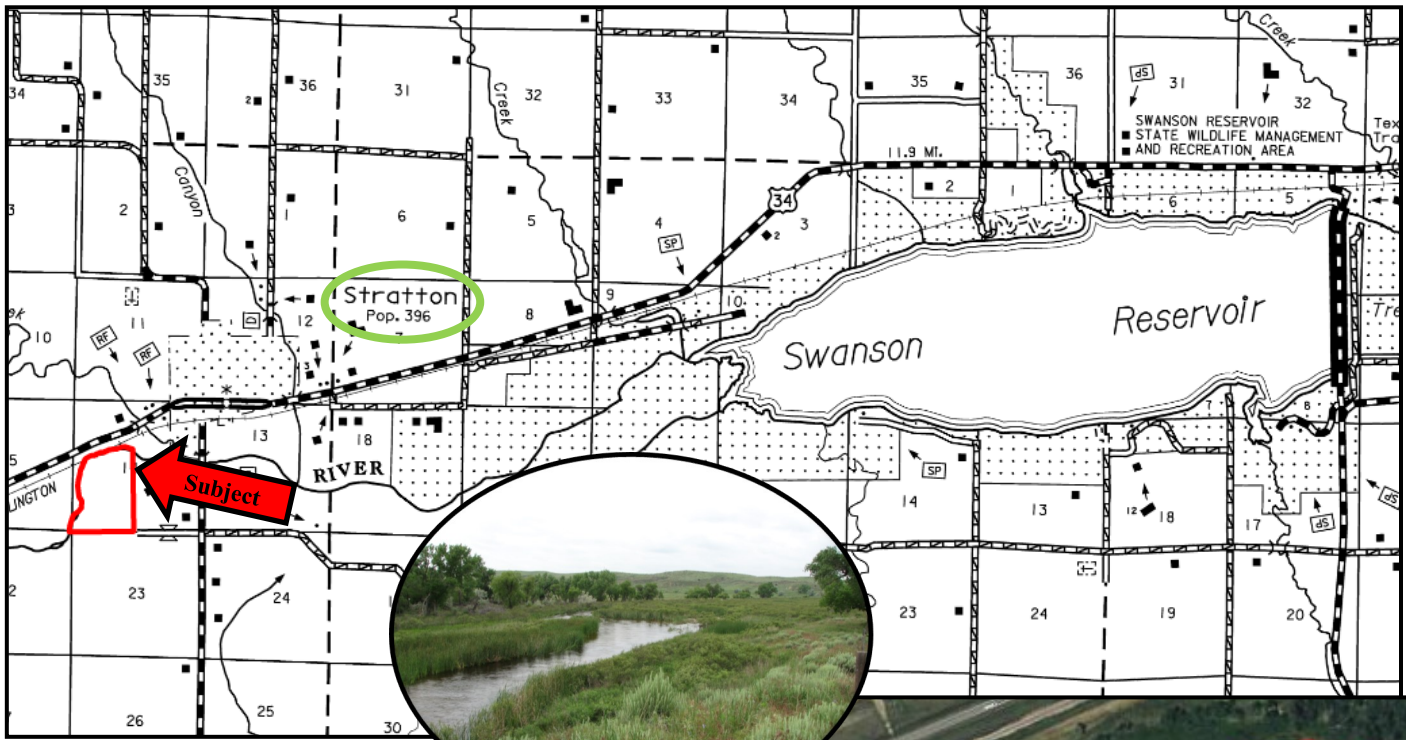
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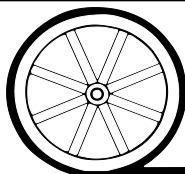
Fax (308) 534-9244

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