

LAND FOR SALE

North Platte River Acreage



Location:

The property is located on the north edge of North Platte, Nebraska just one-quarter miles east off Hwy 83 on East Hall School Road, just north of the North Platte River.

Legal Description:

Part of W1/2NW1/4 Section 27-T14N-R30W of the 6th P.M., Lincoln County, NE plus accretions.

Acres:

41.53 tax assessed acres (This includes 19.46 acres of accretion)

Taxes:

2014 taxes payable in 2015 - \$1,952.12

Land Use:

The property consists of wet meadow, pasture, and wildlife habitat.

Improvements:

The single story frame home has 1,176 sq. ft., two bedrooms, one bath, with air conditioning and forced air heat. The property also has a detached two car garage with extra room built in, and outbuilding.



Price:

\$270,000

Comments:

This unique acreage offers quick access to North Platte. The place for your horses or cattle with hay production. Abundant wildlife offers viewing and hunting opportunities including deer, turkey, and waterfowl.

Contact:

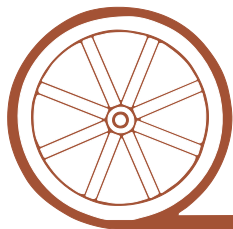
Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Jerry Weaver, Mike Polk, Chase Dodson, Tony Eggleston, Don Walker

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

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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.





The single story frame home has 1,176 sq. ft., two bedrooms, one bath, with air conditioning and forced air heat. The property also has a detached two car garage with an extra room built in, and outbuilding.

Recent updates include underground sprinklers, septic system and a deep water well.

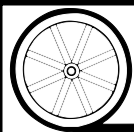




This property has productive wet meadow hay production and abundant pasture forage.



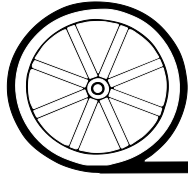
The pasture and accretion lands hold abundant wildlife, offering wildlife viewing and hunting opportunities. Wildlife include deer, turkey, and waterfowl.



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