

# LAND FOR SALE

## Southern Lincoln County Ranch



**Location:**

The property is located 20 miles south of North Platte, Nebraska on Hwy 83, then 6 miles west on Hwy 23, and 3 miles south on Wagon Trail Road to northeast corner of the property. Medicine Road borders the property on the north.

**Legal Description:**

N1/2 Section 5, N1/2 Section 6-T9N-R31W of the 6th P.M., Lincoln County, NE.

**Acres:**

633.9 tax assessed acres

**Taxes:**

2014 taxes payable in 2015 - \$3,359.62

**Land Use:**

Property is entirely rangeland fenced into 2 pastures with livestock water provided by submersible well and pipeline, and the improvements along the northern boundary.

**Improvements:**

1968 home with 1,152sq ft, 3 bedrooms, and 1 bath. Outbuildings include a barn, livestock shed, machine storage, shop/garage, and storage buildings.

**Price:**

**\$695,000**

**Comments:**

Possession of the improvement site at closing; with possession on the rangeland November 1, 2015, as the rangeland is leased for 2015 grazing season.

**Contact:**

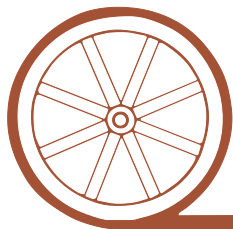
**Bruce Dodson; Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Jerry Weaver, Chase Dodson, Mike Polk, Tony Eggleston, Don Walker

**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**

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

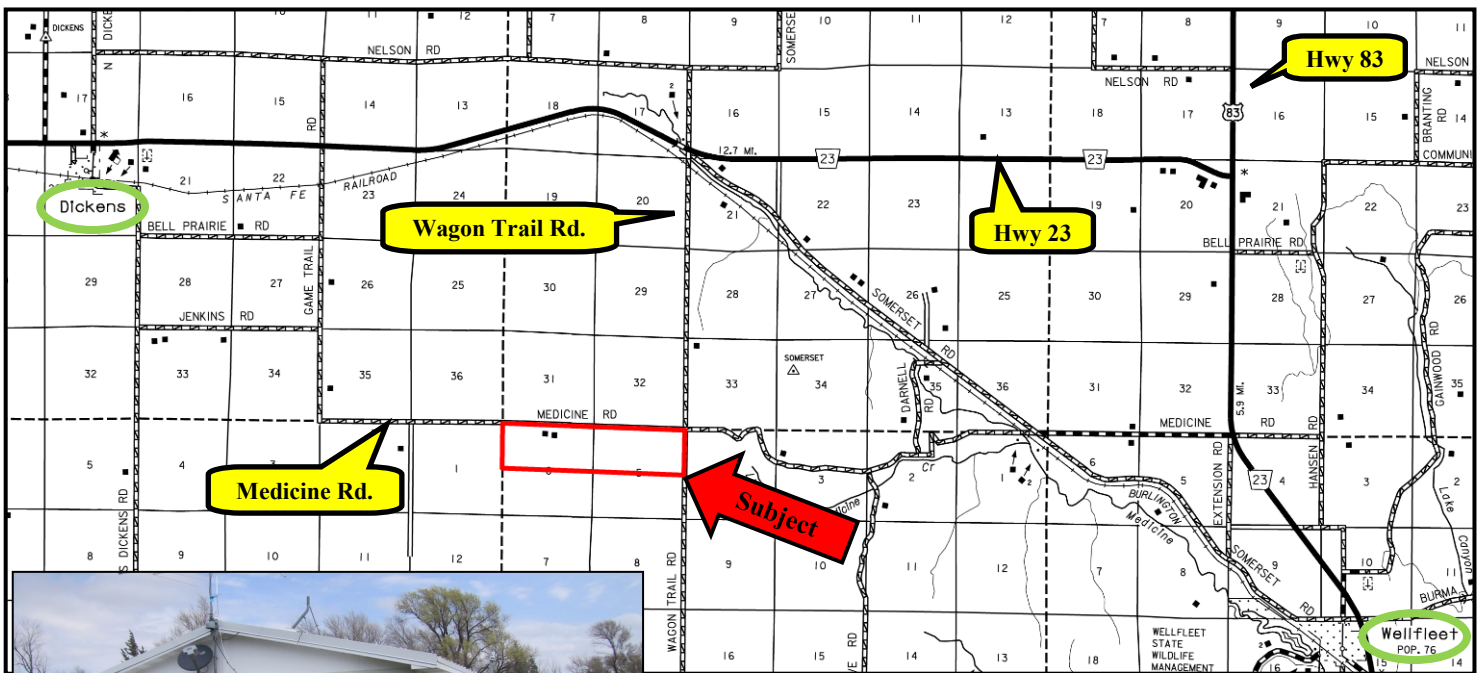
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

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.

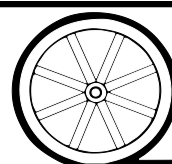




Ranch headquarters has a nice compliment of outbuildings including a barn, livestock shed, machine storage, shop/garage, and storage buildings.



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