

LAND FOR SALE

Andrick Ranch



Location:

8 miles north of Ellsworth, Nebraska via NE #27, 6 miles east via County Roads 241 and 227.

Legal Description:

All Section 28; E1/2 Section 29; All Section 32-T26N-R41W; W1/2 Section 33-T26N-R41W of the 6th P.M., Sheridan County, Nebraska, except a surveyed tract of approximately 11 acres in Section 32, together with an access easement across that tract, and subject to an access easement for benefit of that tract.

Acres:

Approximately 1,900 acres

Taxes:

2014 taxes payable in 2015 - Estimated \$6,400

Land Use:

Valentine Sandhills rangeland, with approximately 90 acres of meadow and a 70 acre pond. Does not include any building improvements.



Water:

Six windmills located in five main pastures.

Price:

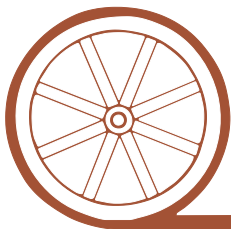
\$1,100,000.00

Comments: County road access to good Sandhills rangeland, cross-fenced with good livestock water. Full grazing possession for 2015 at Closing.

Contact:

Mike Polk; Listing Agent -
308-539-4446 or mike@agriaffiliates.com
Don Walker - 308-764-7175
Dallas Dodson - 402-389-0319
Jerry Weaver, Bruce Dodson, Tony Eggleston,
Chase Dodson, Roger Luehrs

Offered Exclusively By:



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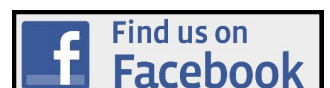
NORTH PLATTE OFFICE

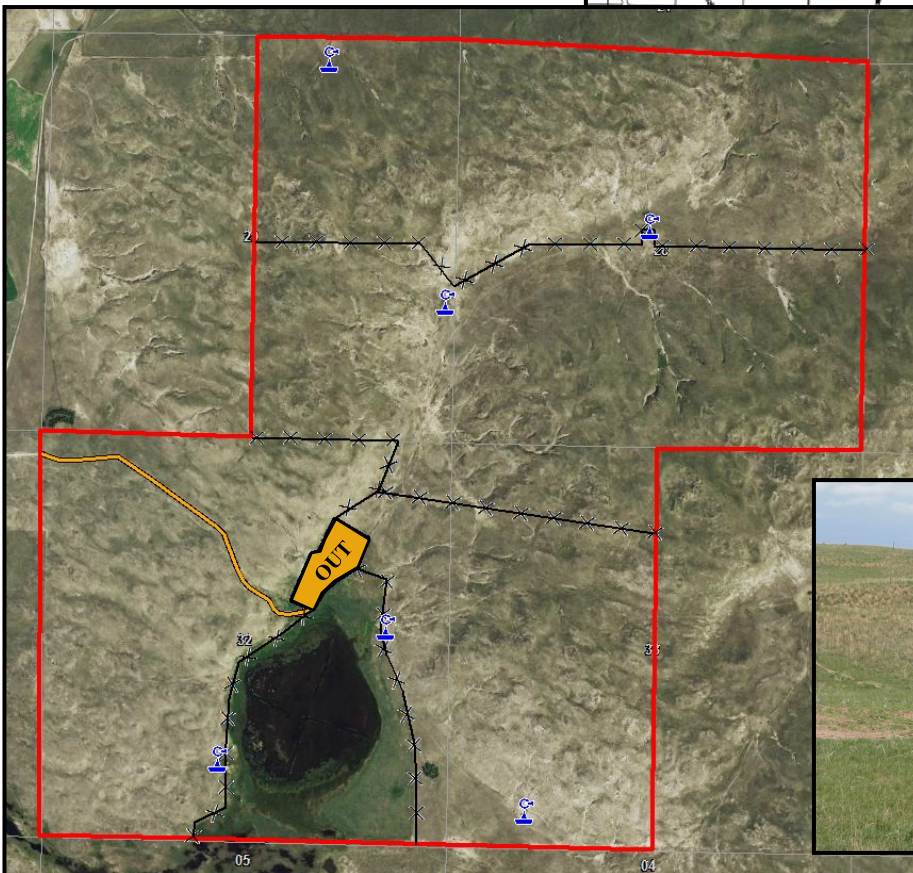
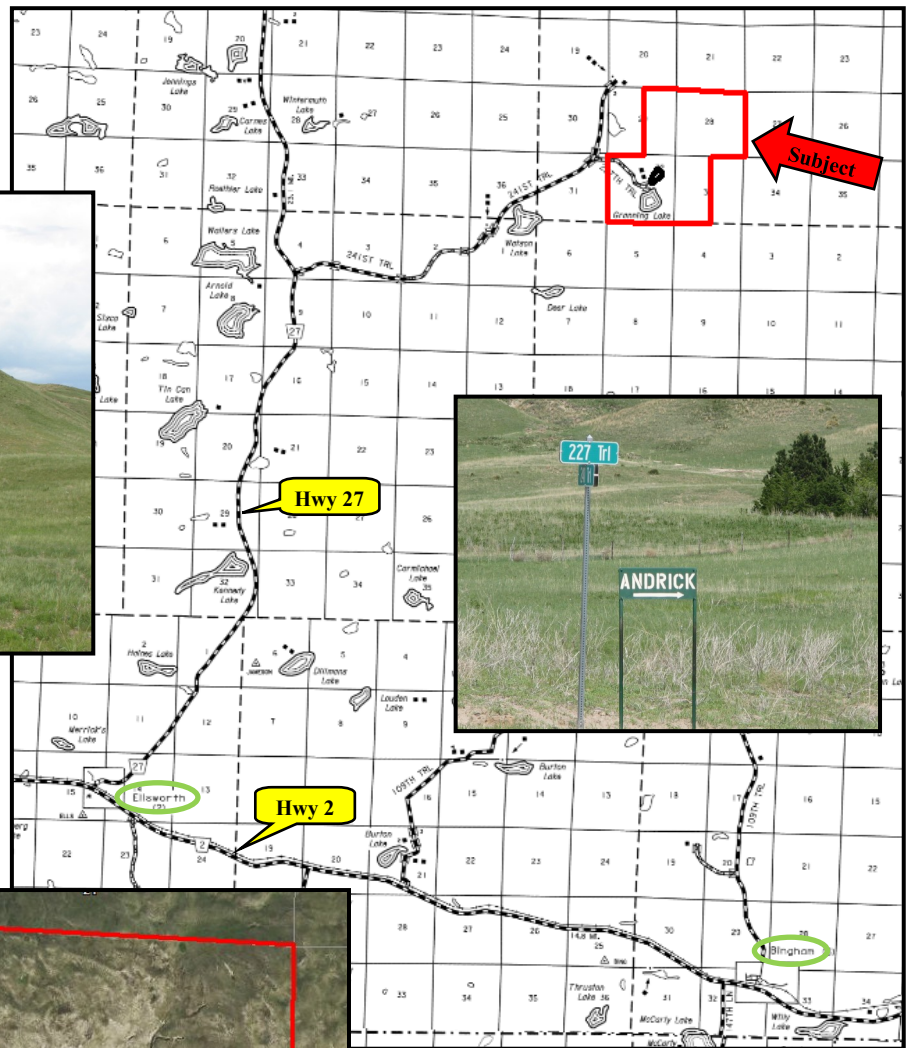
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

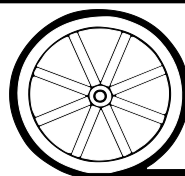
Fax (308) 534-9244

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.





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