

# LAND FOR SALE

## Sutherland Hwy 25 Rangeland



**Location:**

From the Sutherland, Nebraska I-80 Interchange, the property is located approximately 8 1/2 miles southwest along Hwy 25.

**Legal Description:**

All of Section 11, except portions owned by NET and except the center pivot cropland in north-west portion -T12N-R34W of the 6th P.M., Lincoln County, Nebraska. (To be surveyed)

**Acres:**

Approximately 290 acres

**Taxes:**

Currently taxed with other ground, taxes approximated to be \$3,500

**Land Use:**

Property is entirely rangeland.

**Improvements & Equipment:**

There is a set of corrals and load-out area in the northeast corner of the property.

**Price:**

**\$330,000**

**Comments:**

This is a good piece of Sandhills pasture with excellent access off Hwy 25 on the east and Simmons Road on the north. NET owns 74 acres of which 50 acres (+/-) are fenced into and currently grazed with this pasture.

**Contact:**

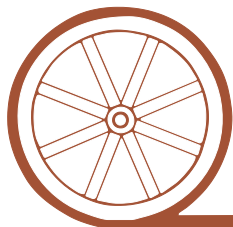
**Mike Polk; Listing Agent 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Jerry Weaver, Bruce Dodson, Don Walker, Chase Dodson, Tony Eggleston

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Mike Polk,**  
*Listing Agent*

*Offered Exclusively By:*



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I-80 & US Hwy 83

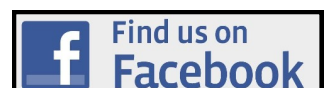
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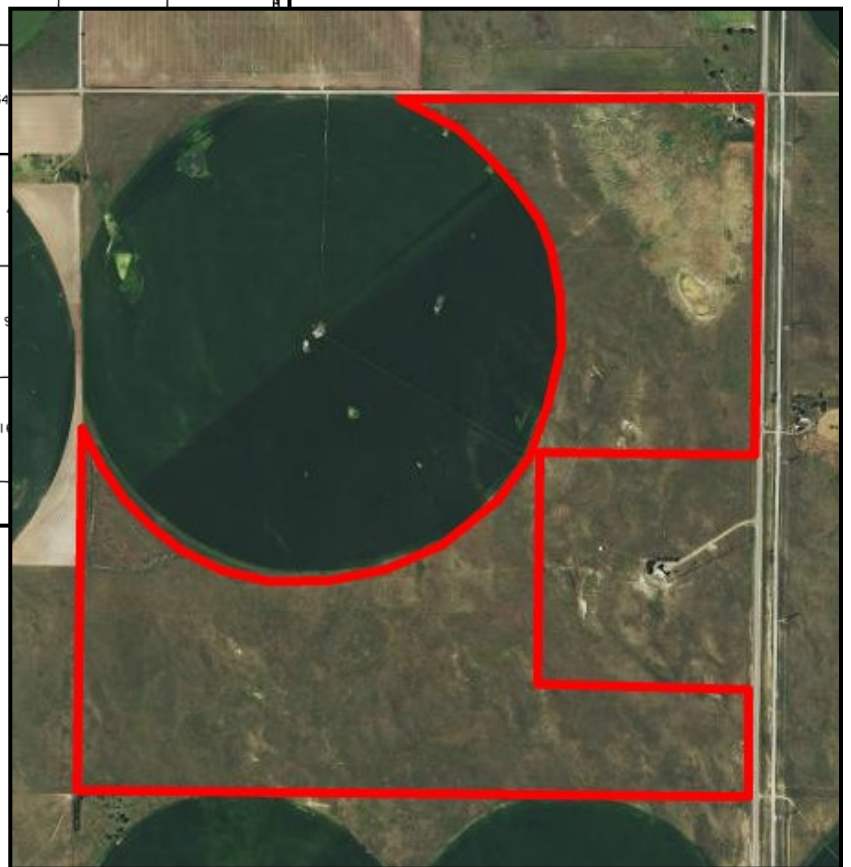
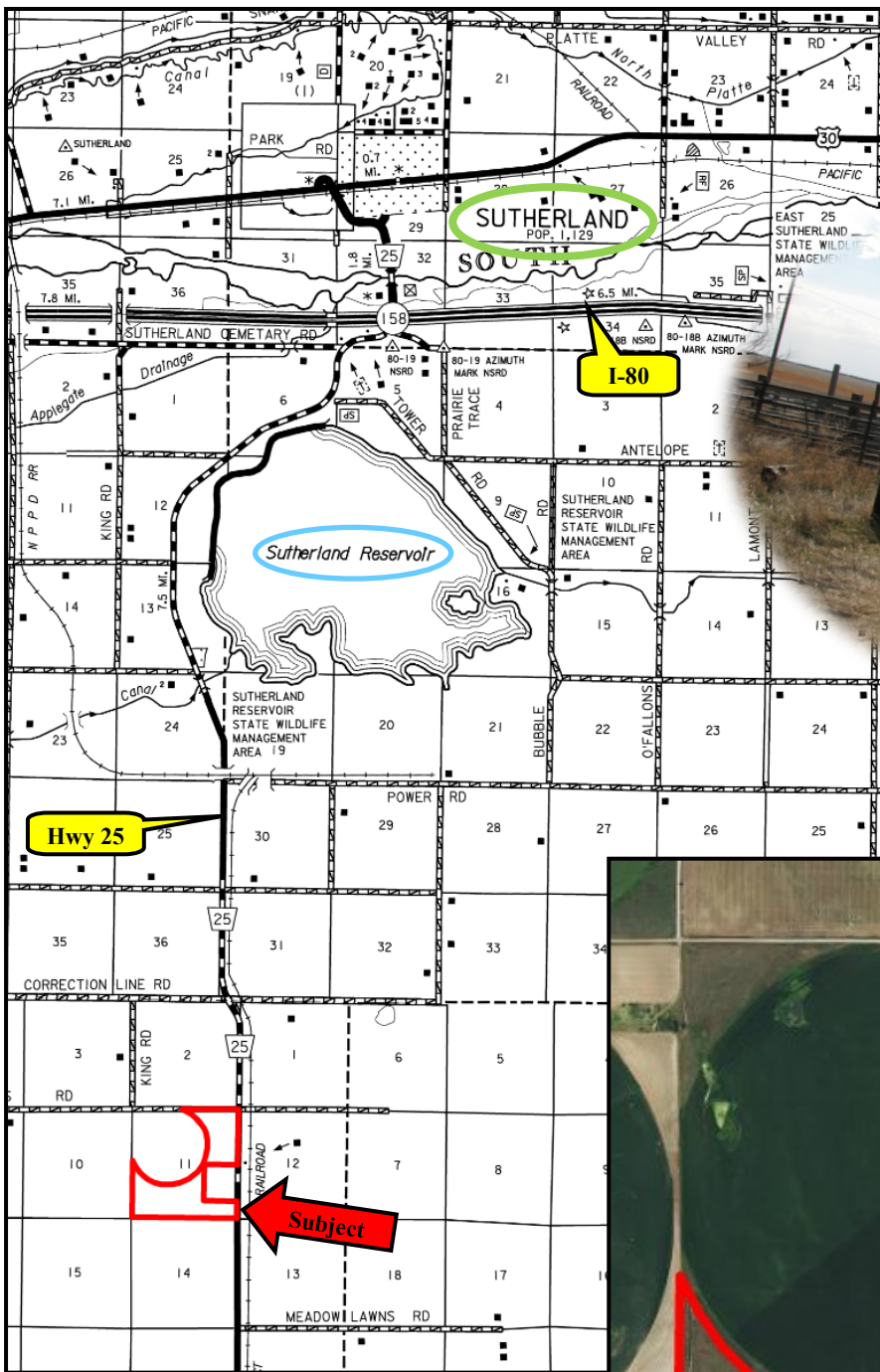
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

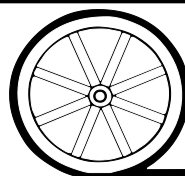
Fax (308) 534-9244

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