

LAND FOR SALE

Ingham Rangeland



Location:

From Moorefield, Nebraska, the property is located 4 miles north on the Moorefield-Brady Road, and 1 1/4 east on Deer Creek Road.

Legal

Description:

Pt. W1/2 Section 18, All lying west of county road and north of railroad right-of-way Section 19 -T9N-R26W; E1/2, SW1/4 Section 13, N1/2, SW1/4 and all of SE1/4 lying north and west of the railroad right-of-way Section 24, All that part of NW1/4 lying west and north of the railroad right-of-way Section 25-T9N-R27W of the 6th P.M., Lincoln County, Nebraska.

Acres:

1,760.29 tax assessed acres

Taxes:

2013 taxes payable in 2014 - \$7,260.56

Land Use:

Property is entirely canyon rangeland.

Water:

Livestock water is provided by two wells with extensive pipeline to 6 tanks sites. Additional stock water is provided by 5 stock dams.

Price:

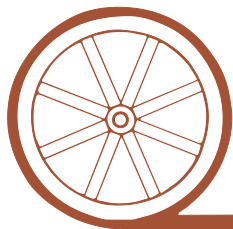
\$1,540,000 (\$875/acre)

Comments:

County gravel road access on the southern and eastern sides of the property, with extensive pipeline water on the productive rangeland. This property also offers excellent hunting with wildlife habitat for turkey and deer.

Contact:

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



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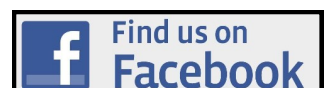
North Platte, NE 69103

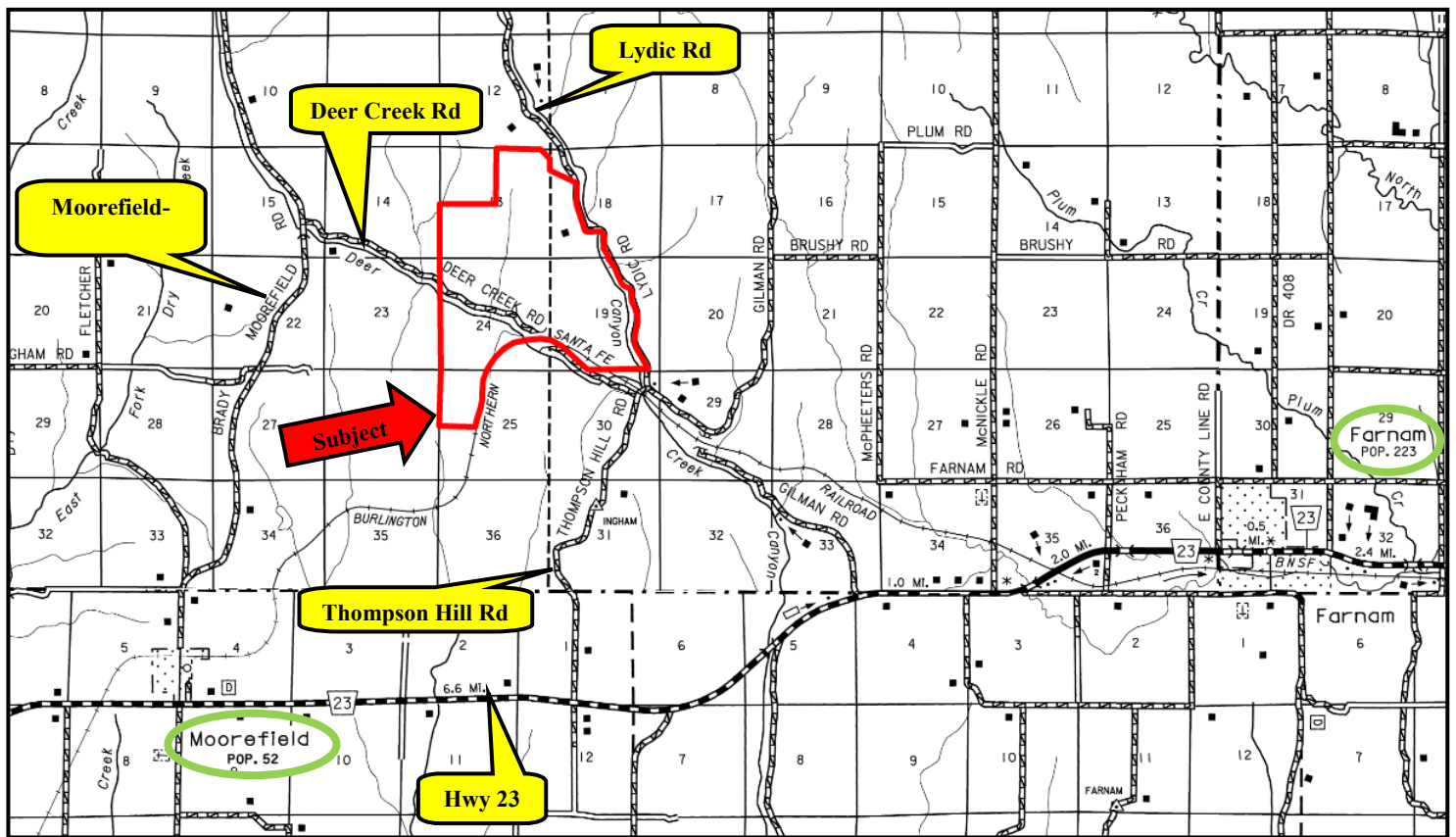
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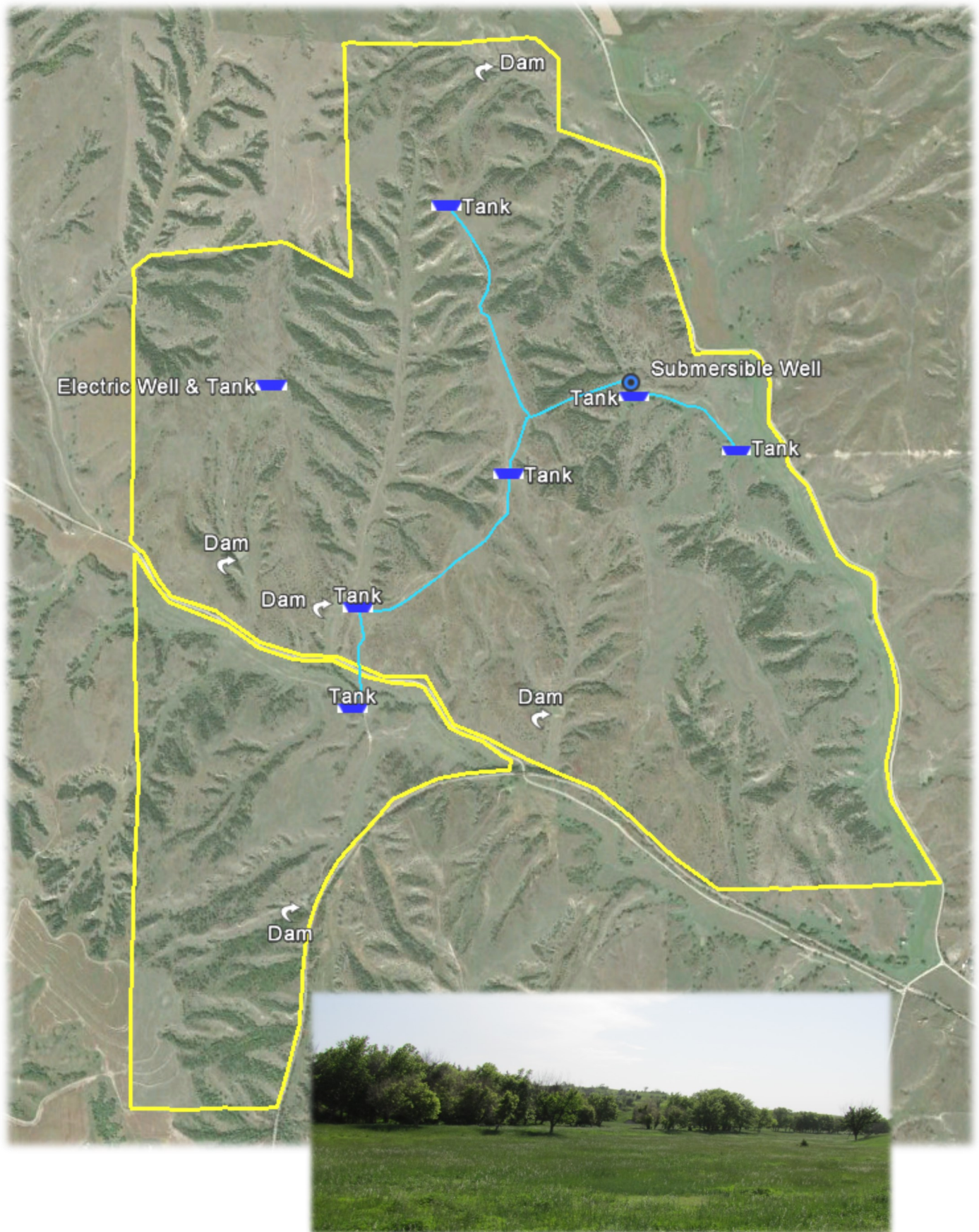
(308) 534-9240

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.





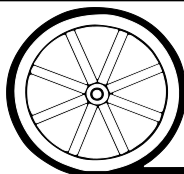


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Ingham Rangeland

A topographic map of the Ingham Rangeland area, overlaid on a photograph of the landscape. The map features a yellow boundary line defining the rangeland's extent. Key water infrastructure is marked with blue symbols and labels: a 'Dam' at the top center, a 'Tank' below it, a 'Submersible Well' in the center-right, and several other 'Tanks' and 'Dams' along the western and southern edges. A blue line indicates a water distribution network connecting these points. The terrain is characterized by brown contour lines showing elevation changes. Major geographical features include 'Deer Creek' flowing through the center and 'Deer Creek Canyon' to the east. Other labels include 'Electric Well & Tank' on the left, 'Ingham Sch. (Abandoned)' in the lower right, and various section numbers (4, 13, 18, 19, 25, 30, 3) in red. The map is set against a background of a grassy field with some trees in the distance.

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