

LAND FOR SALE

Dawes County Range



Location:

From Hemingford, Nebraska: 5 miles east to the junction of Hwy 385, then north 12 miles to Cottonwood School Road, then east 1.5 miles to the southwest corner of the property. From Chadron, Nebraska: 25 miles south on Hwy 385 to Cottonwood School Road, then east 1.5 miles to the southwest corner of the property.

Legal Description:

Part S1/2, Part N1/2 Section 3; E1/2E1/2 Except 8.7 acres in part NE1/4NE1/4 Section 4; NE1/4, SE1/4 Section 10; NW1/4 Section 11-T29N-R48W, and S1/2SE1/4 Section 34-T30N-R48W of the 6th P.M., Dawes County, Nebraska.

Acres/Taxes:

1,190.65 tax assessed acres, 2013 real estate taxes payable in 2014 - \$5,896.74

Land Use:

908 acres of rangeland; 106.9 acres of cropland; 138.5 acres of CRP; balance in winter range and roads.

FSA Info:

162.7 acres of wheat base at 37 bushels/acre; CRP (trees) through 2015; CRP through 2020.

Water:

Livestock water provided by windmills and submersible pumps.

Price:

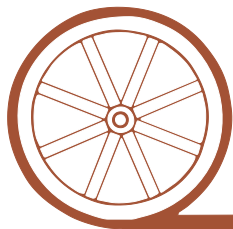
\$770,500 (\$658/acre)

Comments:

Productive hardland range with excellent access and hunting opportunities.

Contact:

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Mike Polk, Roger Luehrs, Dallas Dodson, Tony Eggleston, Jerry Weaver, Chase Dodson



Offered Exclusively By:

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NORTH PLATTE OFFICE

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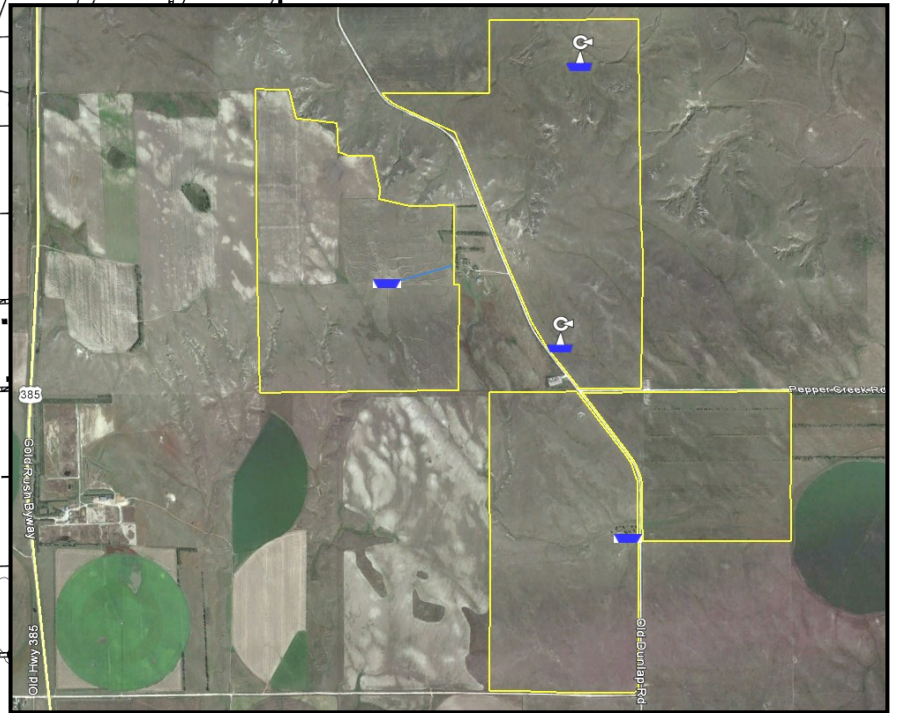
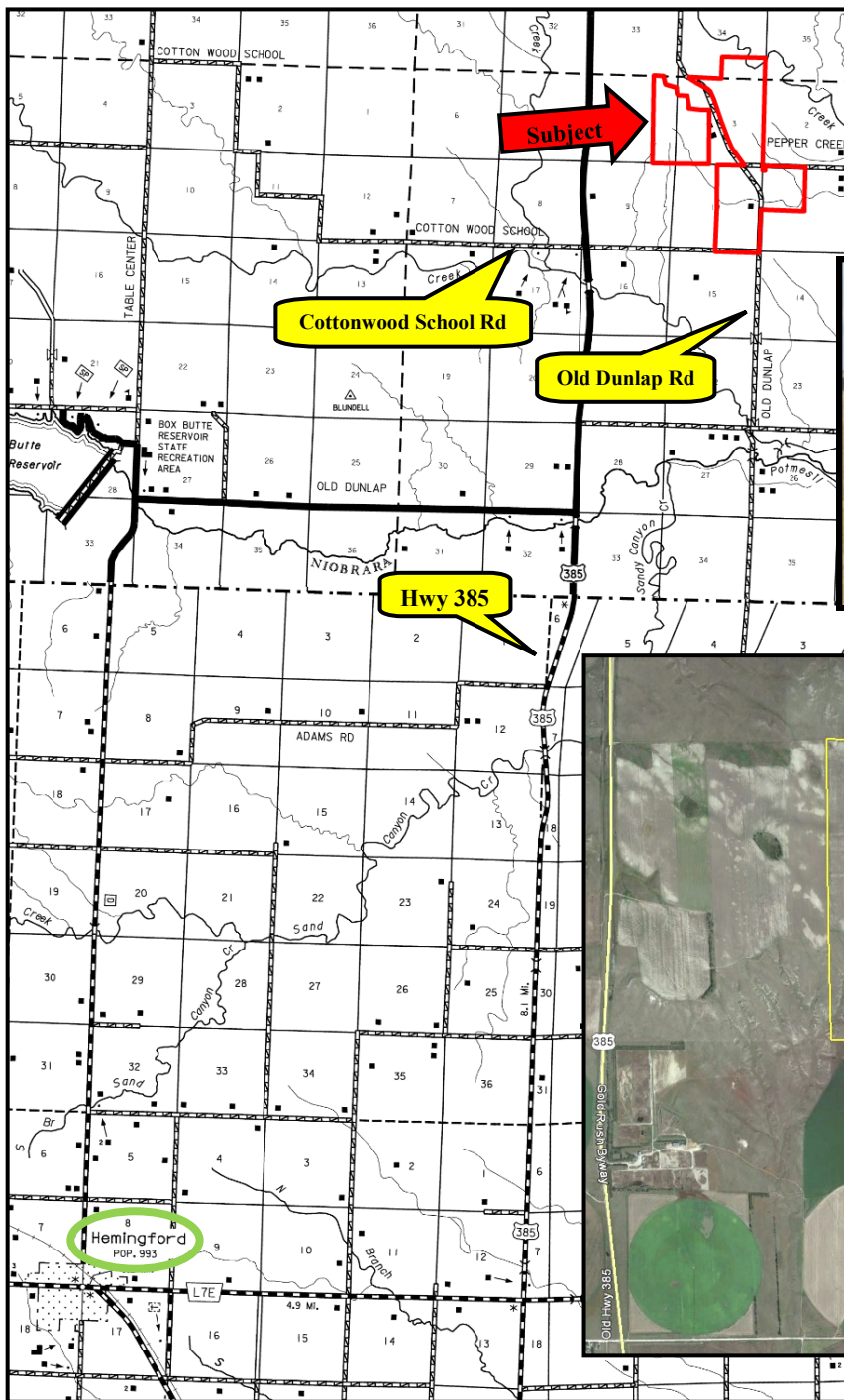
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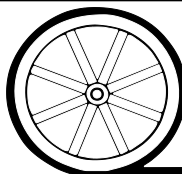
Fax (308) 534-9244

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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