

LAND FOR SALE

Dawson County Lakes & River



Location: From Interstate 80 interchange at Cozad, Nebraska, the property is just 1/2 mile south.

Legal Description: Accretion to Lots 2 through 4 and part of accretion to Lot 5 Section 13-T10N-R24W; Part of accretion to Lot 5 Section 18-T10N-R23W of the 6th P.M., Dawson County, Nebraska.

Acres: 282.46 tax assessed acres

Taxes: 2013 taxes payable in 2014 - \$4,788.34

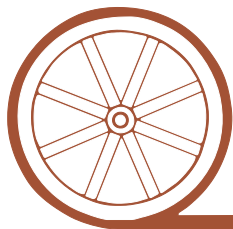
Land Use: Recreational with lakes and river channel; Rural Residential

Improvements: Lake cabin (1,731sq. ft.) with 3 bedrooms, 2 bathrooms, deck, enclosed porch, and attached 3 stall carport. Two story frame rental home (1,244 sq ft) with 3 bedrooms, 2 bathrooms and a wood deck.

Price: \$990,000.00

Comments: This property would make a wonderful home on your own private lake, or a retreat with private lakes, river channel access, and hunting land. The lakes are stocked with fish and are home to waterfowl. The property has an abundant wild turkey and whitetail deer population.

Contact: **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Jerry Weaver, Tony Eggleston, Don Walker, Chase Dodson



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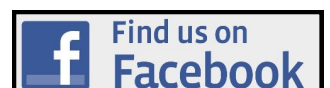
North Platte, NE 69103

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.





Two story frame rental home (1,244 sq ft) with 3 bedrooms, 2 bathrooms and wood deck.

Both lake shore residences offer incredible views.



Lake cabin (1,731sq. ft.) with 3 bedrooms, 2 bathrooms, deck, enclosed porch, and attached 3-stall carport.



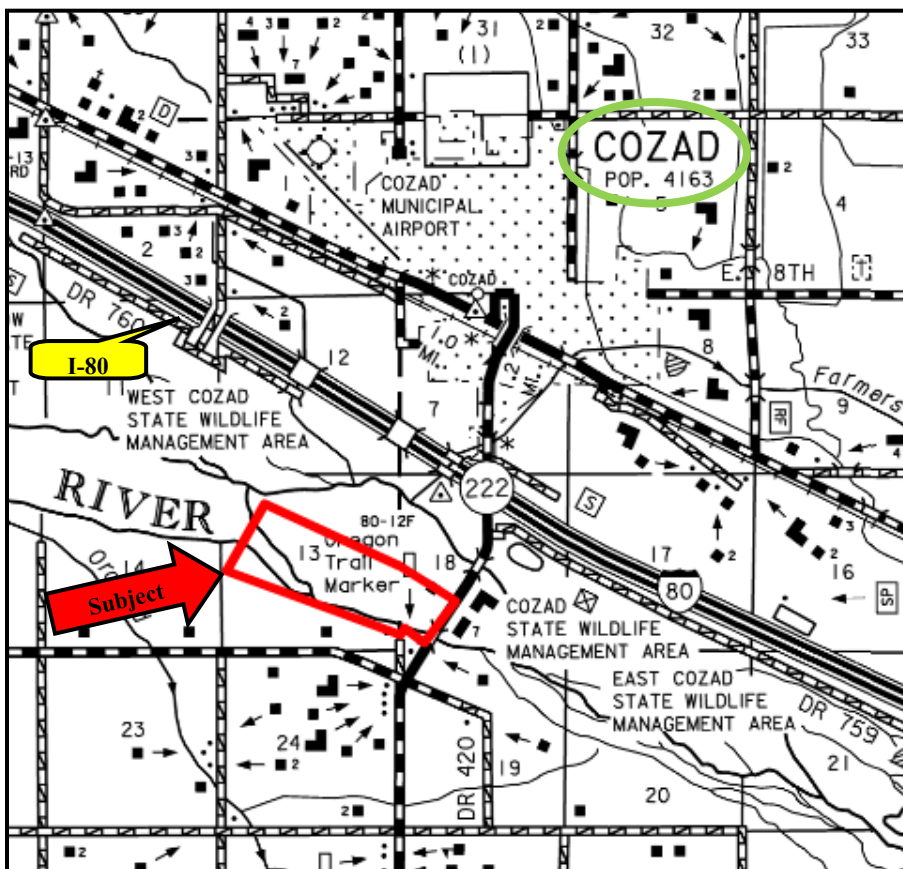
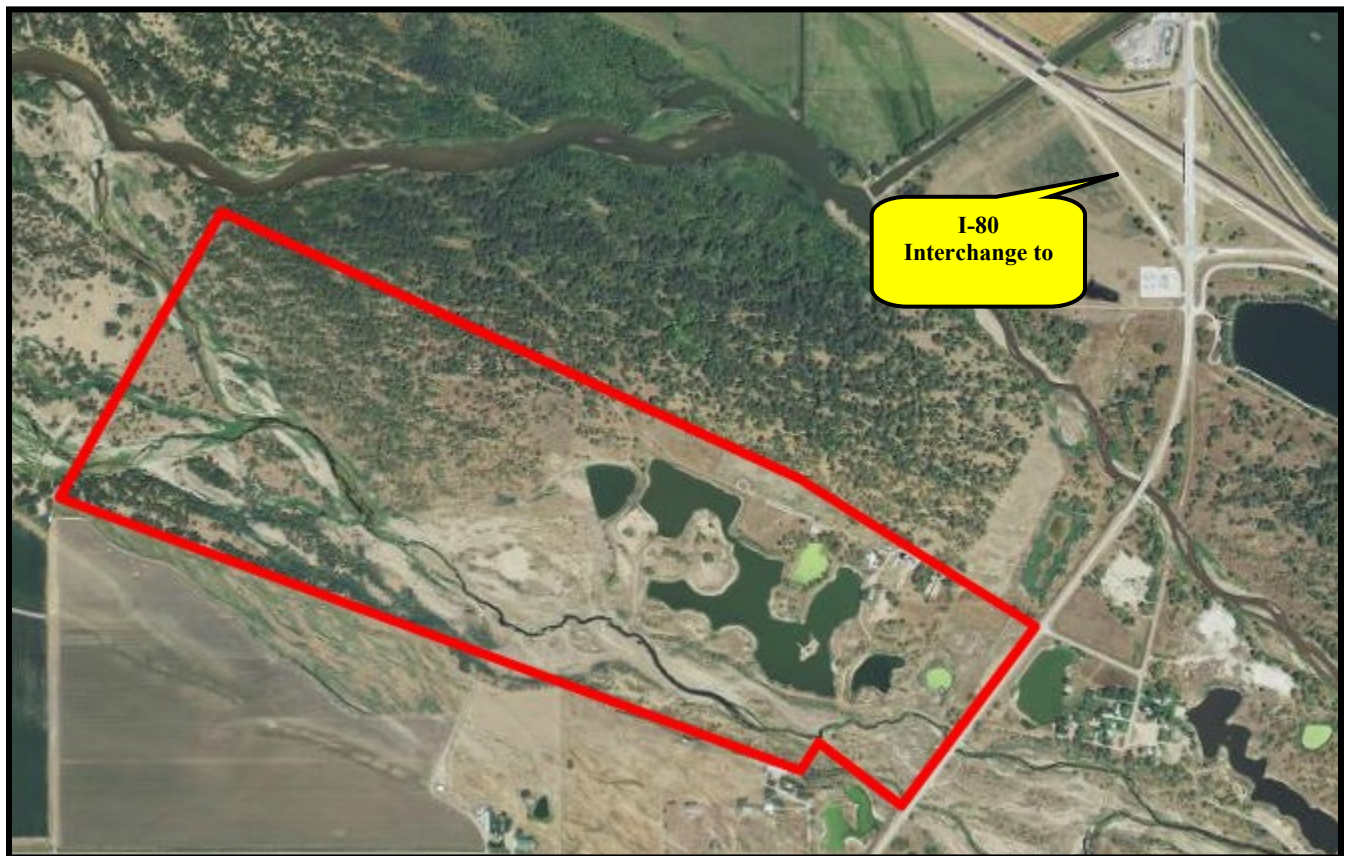
River view on the property.

Excellent wild turkey and whitetail deer population.



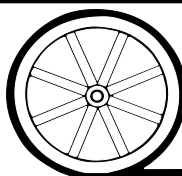
Lake views on the property.

Lakes stocked with fish and home to waterfowl.



Property location and projected boundaries.

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