

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; NE1/4NE1/4 Section 31; 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 170 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 1,781 acres

Taxes:

2013 taxes payable in 2014 - Estimated \$5,200

Land Use:

Entirely Valentine Sandhills rangeland. Does not include any building improvements.



Water:

Seven windmills located in three main pastures.

Price:

\$860,000.00

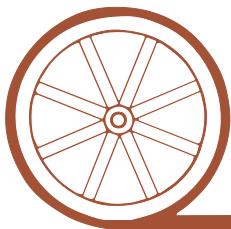
Comments:

County road access to good Sandhills rangeland, cross-fenced with good live stock water.

Contact:

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Chase Dodson, Roger Luehrs, Greg Polk

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

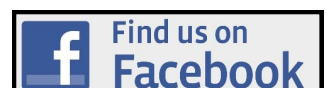
North Platte, NE 69103

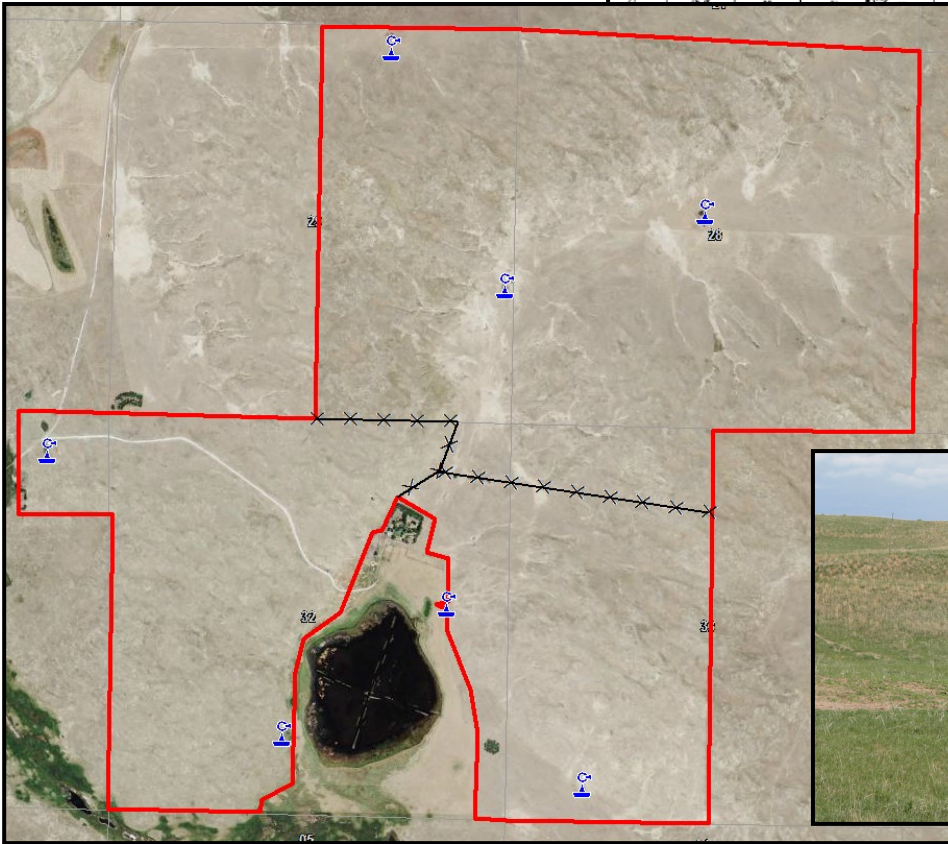
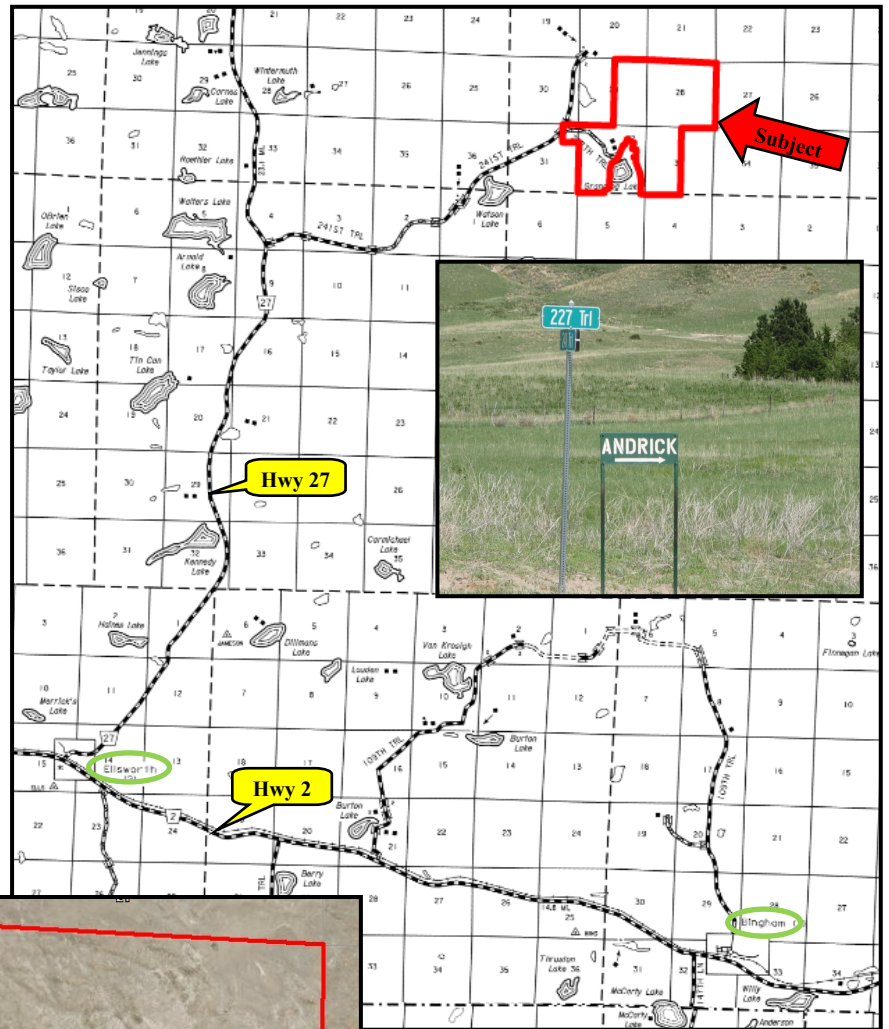
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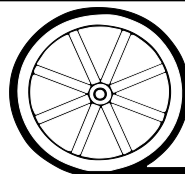
Fax (308) 534-9244

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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