

# LAND FOR SALE



## Platte River Recreation

### Location:

1 mile south of the North Platte I-80 Interstate exchange, and 13.5 miles east on East State Farm road, or 1 mile south of the Maxwell I-80 Interstate exchange, 3 miles west on East State Farm road.

### Legal

### Description:

Lots 4 and 5, and the NE1/4SW1/4 Section 31-T13N-R28W of the 6th P.M., together with all accretion land thereto attached, Lincoln County, Nebraska.

### Acres:

224 estimated tax assessed acres

### Taxes:

2012 taxes payable in 2013 - \$2,528.20

### Land Use:

Parcel A (West Parcel): 69 acres of sub-irrigated cropland; 48 acres of timber and river  
Parcel B (East Parcel): 51 acres of sub-irrigated cropland; 56 acres of timber and river.

### Soils:

Class II to Class V soils, mostly Lex Loam, Platte-Alda, and Alda soils

### Price:

**Parcel A: \$435,000    Parcel B: \$401,000**

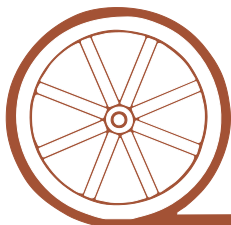
### Comments:

This property is well suited for sub-irrigated hay production on Platte River bottomlands. Excellent wildlife habitat offer some of the best whitetail deer and turkey hunting in the area. The south channel of the Platte River runs through the properties and offers tremendous duck hunting. The configuration of hayfields and wooded corridors provide unique hunting opportunities just minutes outside of North Platte. This is an opportunity to own hunting land with income from hay production.

### Contact:

**Bruce Dodson; Listing Agent - 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Jerry Weaver, Loren Johnson, Chase Dodson, Tony Eggleston, Mike Polk

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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**NORTH PLATTE OFFICE**

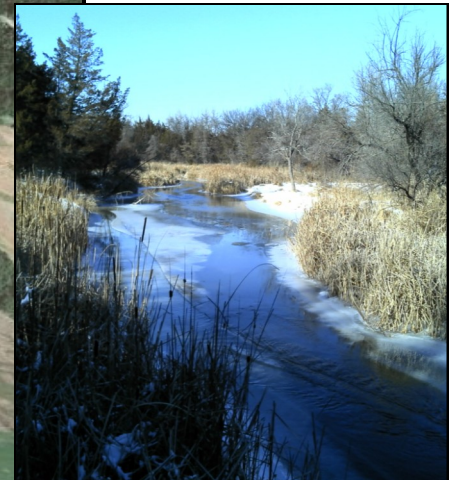
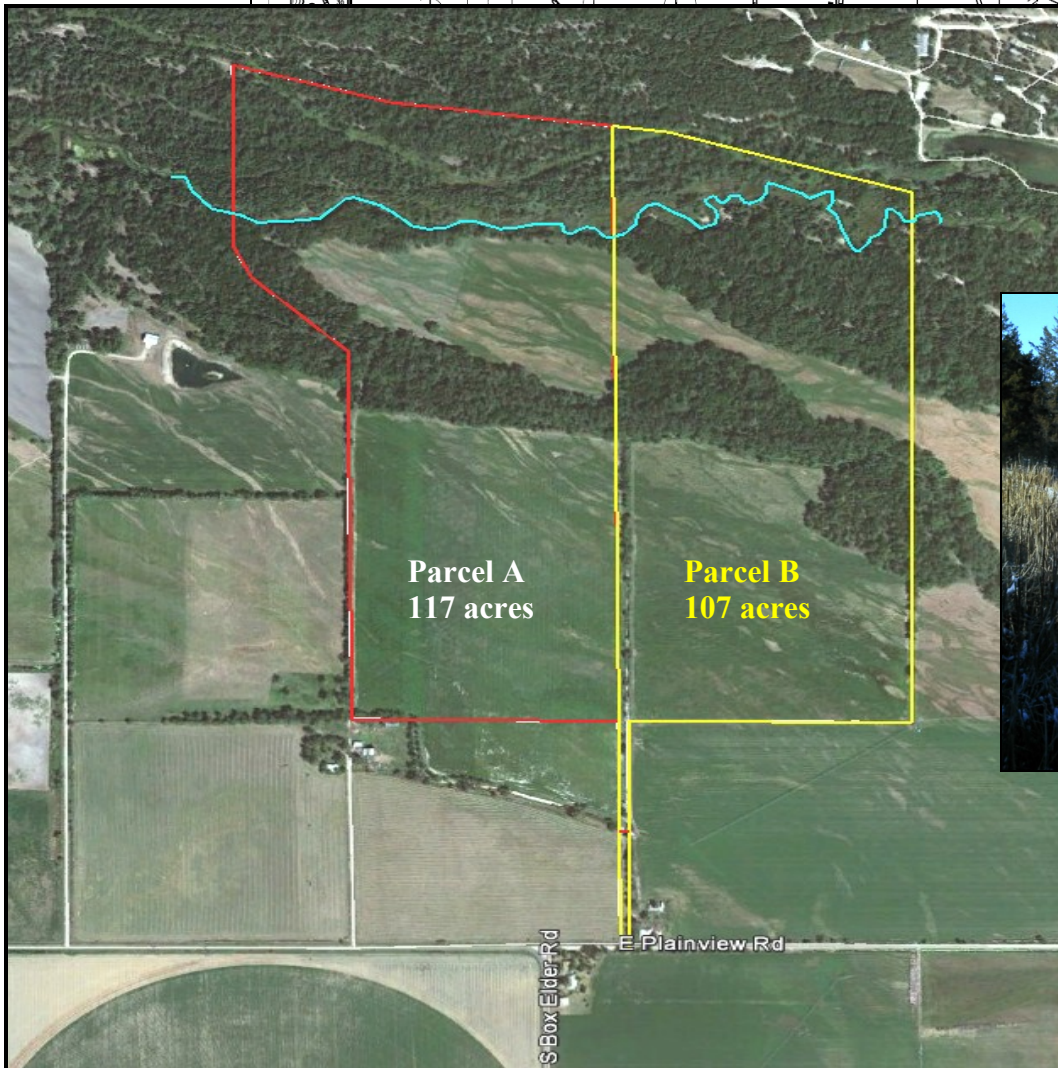
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North Platte, NE 69103  
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**(308) 534-9240**

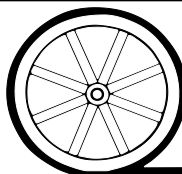
Fax (308) 534-9244

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