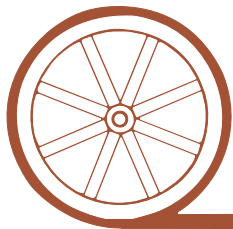


LAND FOR SALE

Cottonwood Canyon Section



- Location:** 8.5 miles south of Maxwell, Nebraska on Cottonwood Canyon Road and 1 mile east by filed access trail road.
- Legal Description:** All Section 4-T11N-R28W of the 6th P.M., Lincoln County, Nebraska.
- Acres:** 663.84 tax assessed acres
- Taxes:** 2012 real estate taxes paid \$3,899.92
- Land Use:** All hardland range
- Water:** Provided by 2 windmills (1 with submersible pump) and 4 tanks.
- Price:** \$420,000
- Comments:** Located in the land owner portion of the Box Elder unit for elk hunting. Has not been leased out for grazing for 3 years. Immediate possession. There is a recorded access easement that passes to the Buyer.
- Contact:** **Mike Polk (308-539-4446) or Loren Johnson (308-539-4452); Listing Agents**
Bruce Dodson, Jerry Weaver, Chase Dodson, Tony Eggleston



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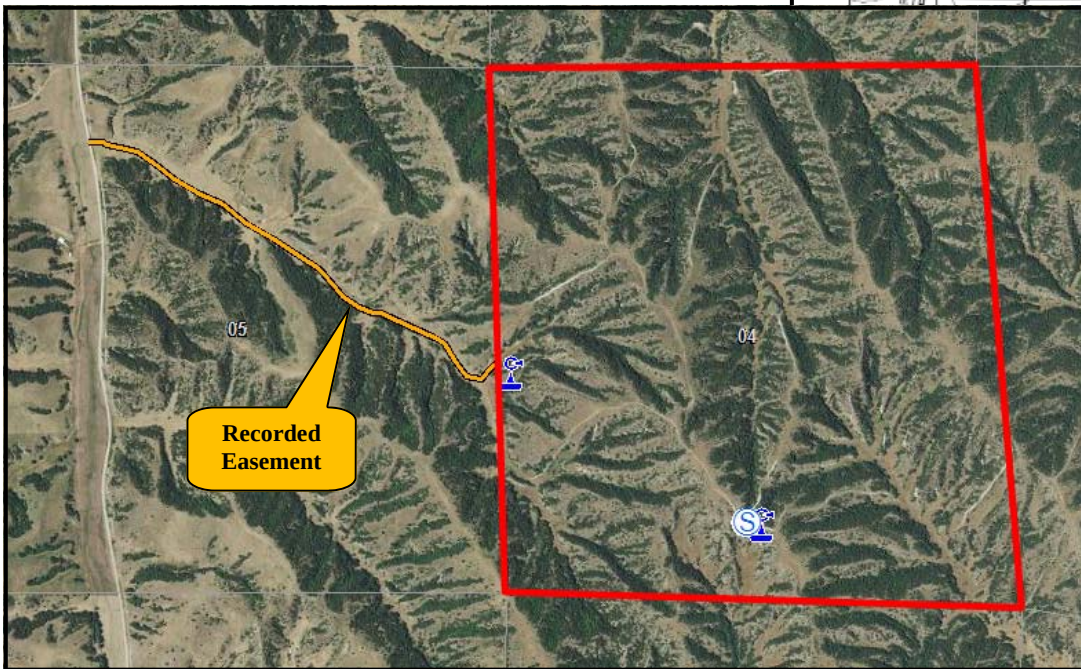
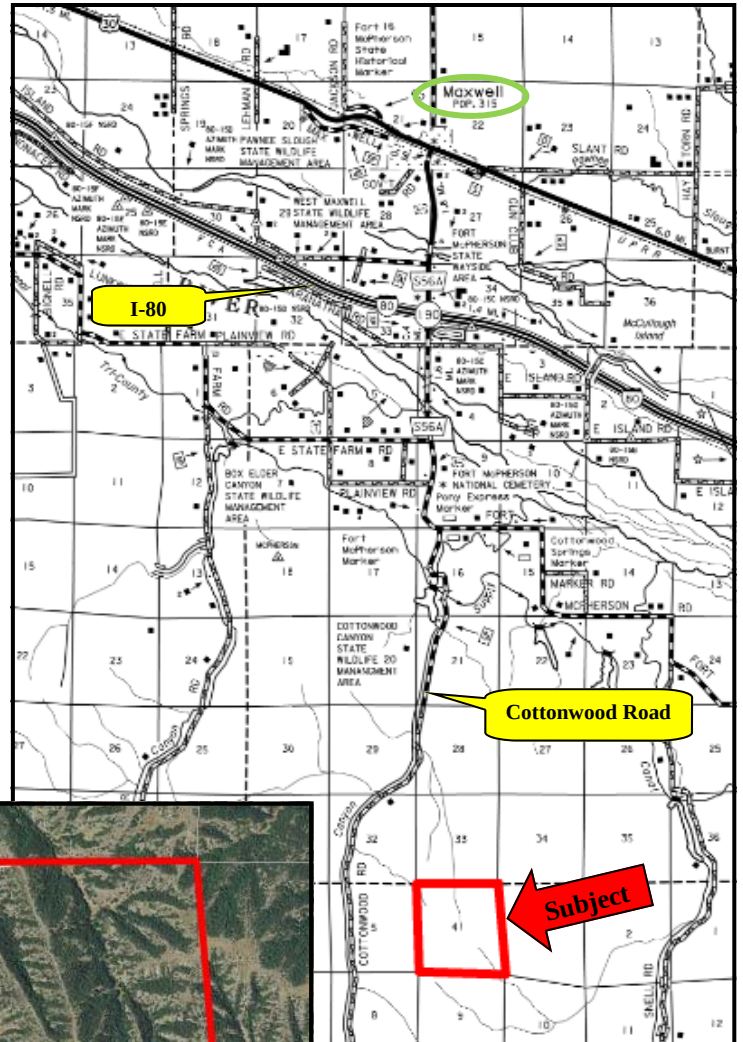
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



South water site with windmill, three tanks & submersible well

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