

# LAND FOR SALE

## Garden County Pasture



**Location:** 12 miles north and 4 miles west of Oshkosh, Nebraska.

**Legal Description:** NE1/4, S1/2NW1/4, S1/2 Section 25; S1/2NE1/4, SE1/4, NW1/4 Section 26; NE1/4 Section 27, All in T19N-R45W; Pt. S1/2S1/2 Section 19, Pt. of W1/2W1/2 Section 29, All Section 30; All Section 31, W1/2 Section 32 All in T19N-R44W of the 6th PM, Garden County, NE.

**Acres:** 2,860 Tax Assessed Acres

**Taxes:** 2011 taxes payable in 2012 - \$8,470

**Water:** 5 windmills & tanks with submersibles in casing, 1 windmill and tank and 2 solar submersible wells with tanks.

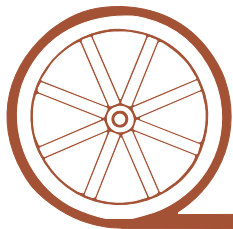
**Price:** \$1,350,000.00 Cash

**Comments:** These are good pastures with well positioned windmills. The grass is in excellent shape and the submersibles give you the assurance that you have a back up water source at each site, should a windmill go down or if the wind doesn't blow for the week. Good access via deeded easement along with easement to use excellent load-out facility on adjacent property.

**Contact:** Mike Polk, Listing Agent - 308-539-4446 or email at [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Bruce Dodson, Jerry Weaver, Tony Eggleston, Roger Leuhrs

*Seller is a licensed real estate agent.*

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services...*

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

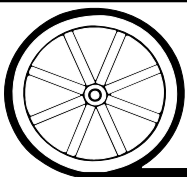
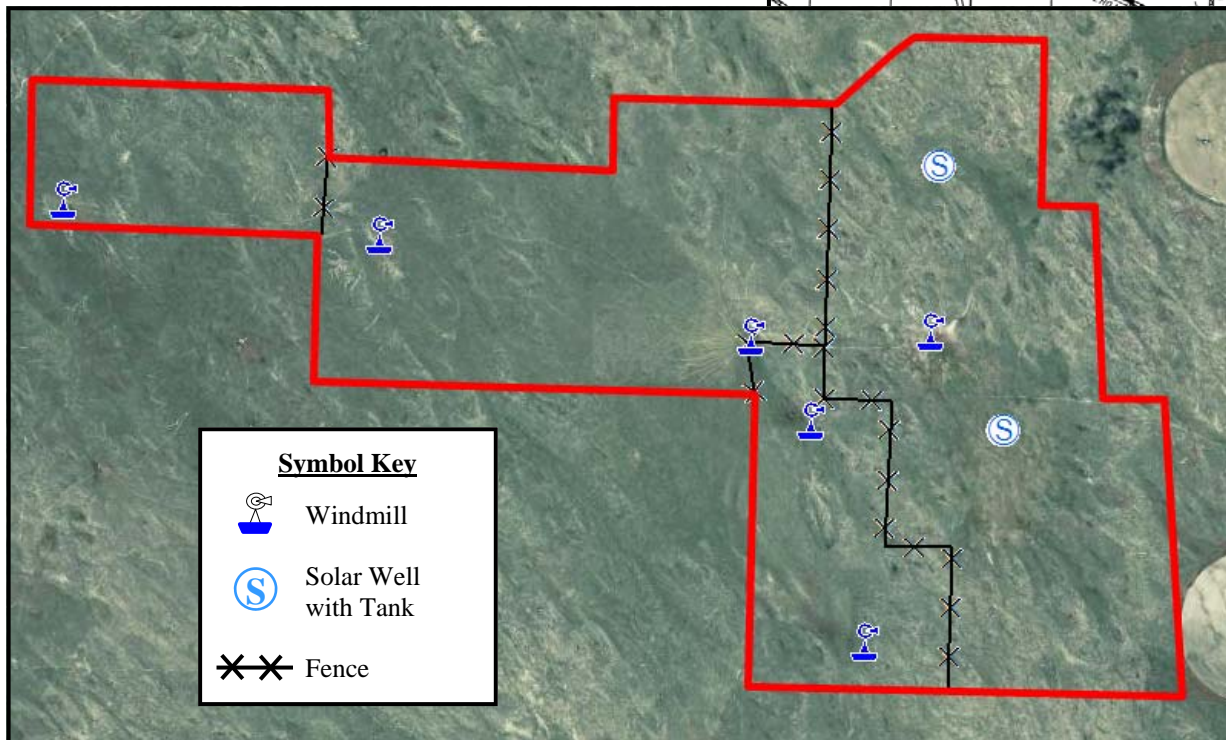
North Platte, NE 69103

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**(308) 534-9240**

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