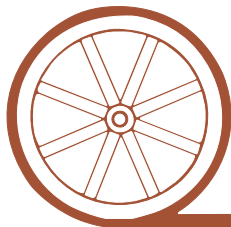


LAND FOR SALE



Seneca Ranch

- Location:** Adjacent to the town of Seneca, Nebraska and Nebraska Highway 2.
- Legal Description:** All in T24N-R30W of the 6th P.M., Thomas County, NE: Pt. NW1/4NW1/4, Pt. SW1/4NW1/4, SE1/4NW1/4, NE1/4SW1/4, E1/2SE1/4SW1/4, Pt. SW1/4NW1/4, SW1/4NE1/4, W1/2SE1/4 Section 20; S1/2, NE1/4, S1/2NW1/4, S1/2NE1/4NW1/4 Section 29; SE1/4 Section 30; NE1/4 Section 31; N1/2 & Lots 19, 20, 21, 22, 23, & 24 of Inman Addition to Seneca Section 32.
- Acres:** 1,452.5 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$5,279.36
- Pastures:** Fenced into 6 pastures with submersible wells and pipeline tanks providing excellent distribution of water sites and grazing patterns.
- Meadow:** There is approximately 40 acres of meadow that puts up good winter feed.
- Improvements:** Older two-story 4 bedroom home totally updated with all new triple pane windows, new furnace, new air conditioning, new steel building 48'X80' with East half concrete floor.
- Price:** \$900,000
- Comments:** This is an excellent ranch with exceptional access. It includes two well stocked ponds with excellent fishing and abundant turkey, mule deer, duck and goose hunting.
- Contact:** Mike Polk, Listing Agent 308-539-4446 or mike@agriaffiliates.com
Loren Johnson, Jerry Weaver, Bruce Dodson, Dallas Dodson, Roger Luehrs



Offered Exclusively By:

AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

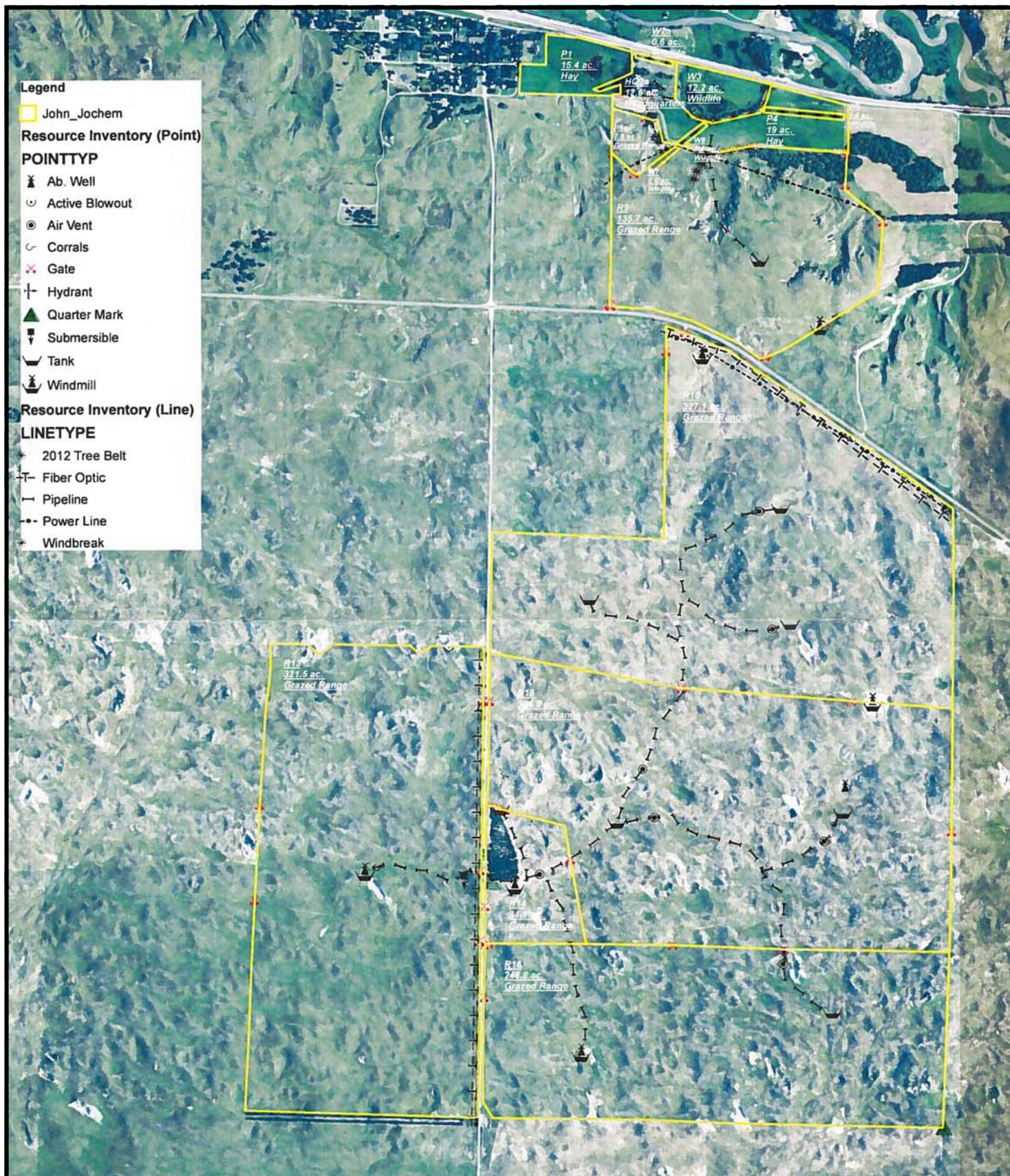
North Platte, NE 69103

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.



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Hay meadow by west pond



East Pond



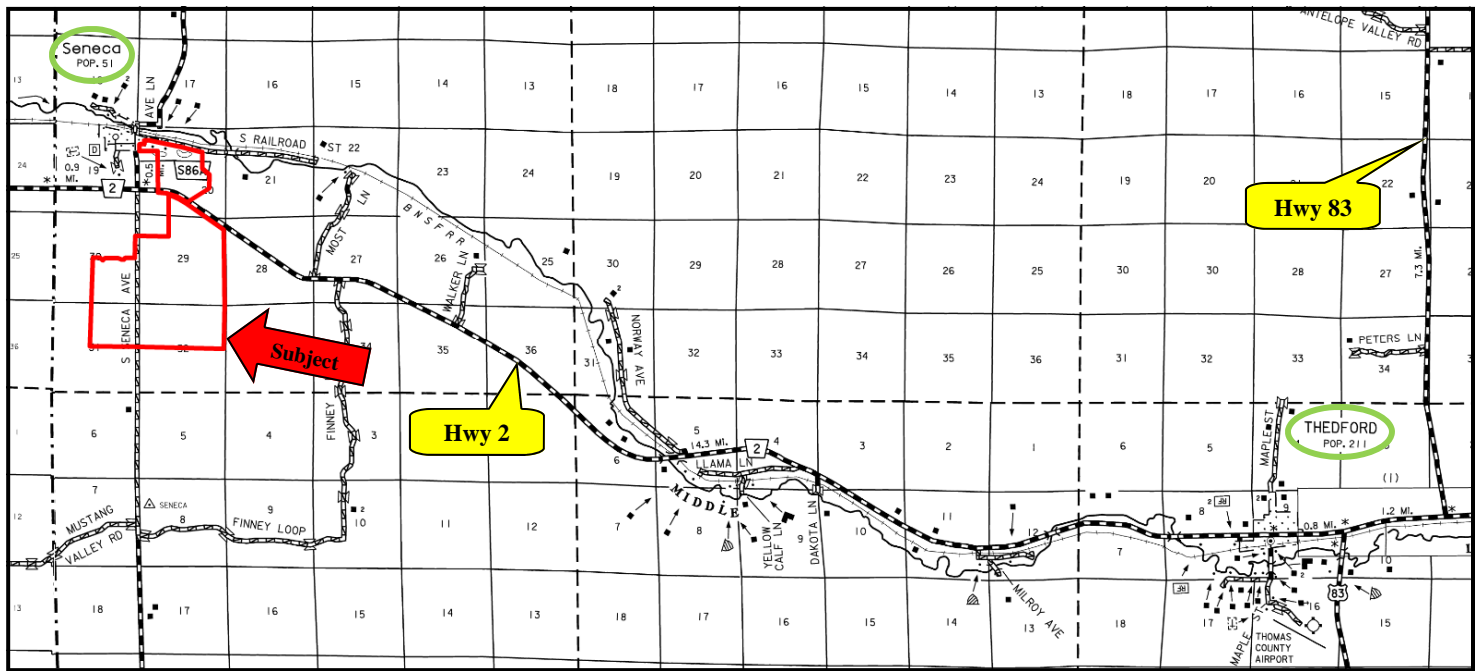
Mule Deer



Pasture



Typical pipeline tank

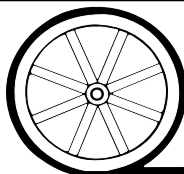


House

48'X80 Steel Building



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



AGRI AFFILIATES, INC.

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