

LAND FOR SALE

Garden County Thornton Pasture



Location: 22 miles northwest of Lewellen, Nebraska or 17 miles northeast of Oshkosh on County Road 193 and then 6.5 miles east on County Minimum Maintenance Road 82.

Legal Description: W1/2 Section 18-T19N-R41W, E1/2 Section 13-T19N-R42W of the 6th P.M., Garden County, Nebraska.

Acres: 621.33 tax assessed acres

Taxes: 2011 taxes payable in 2012 - \$1,882.04

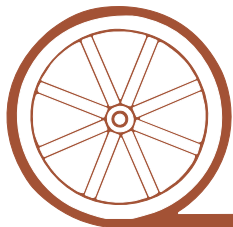
Land Use: Primarily cattle grazing fenced into four pastures with 2 windmills and tanks.

Price: \$200,000

Comments: There is an old ranch headquarters that hasn't been lived in for several years with older corrals and out buildings. The previous owner had a registered irrigation well (Nebraska Reg. #G-0336066) with a Valley Water Drive Pivot to irrigate 50 acres. However, the water rights were never certified with the North Platte NRD and consequently there are no certified irrigated acres to go with the property. This property has an abundance of antelope and mule deer and joins Ted Turner's Blue Creek Buffalo Ranch.

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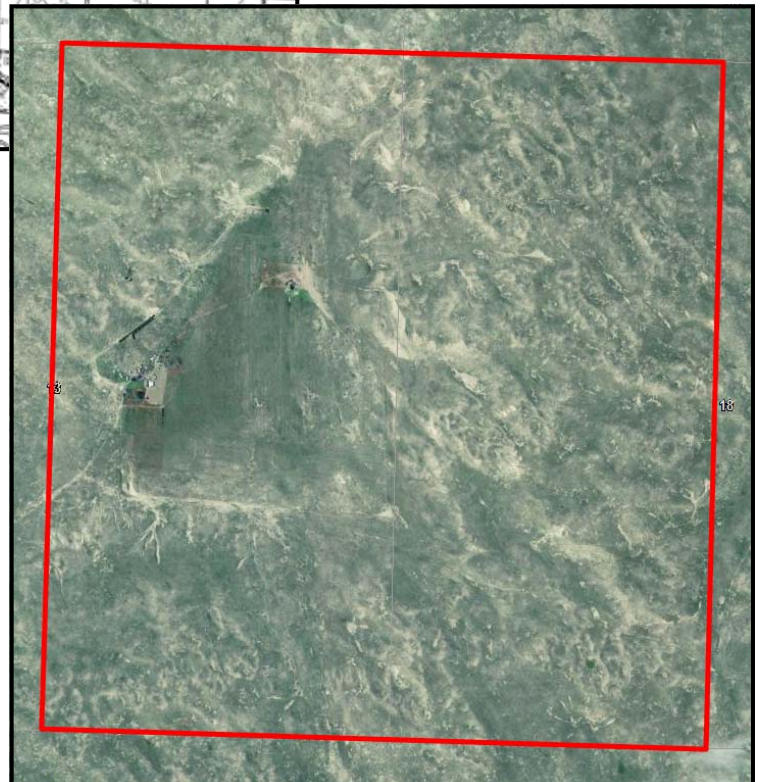
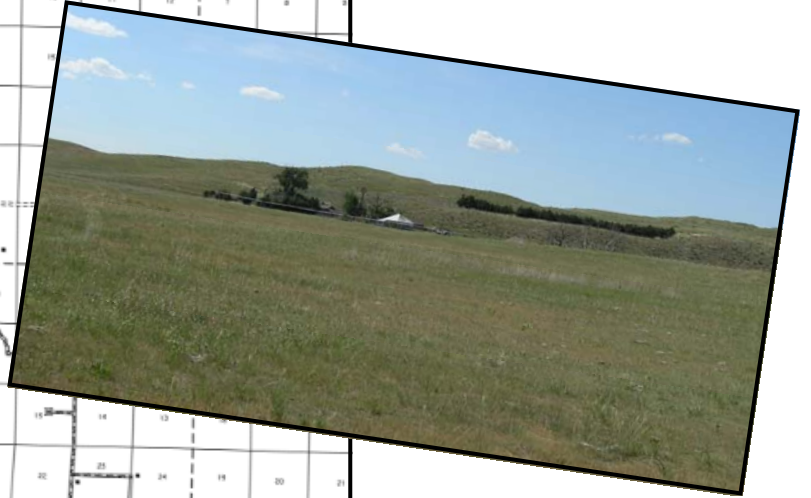
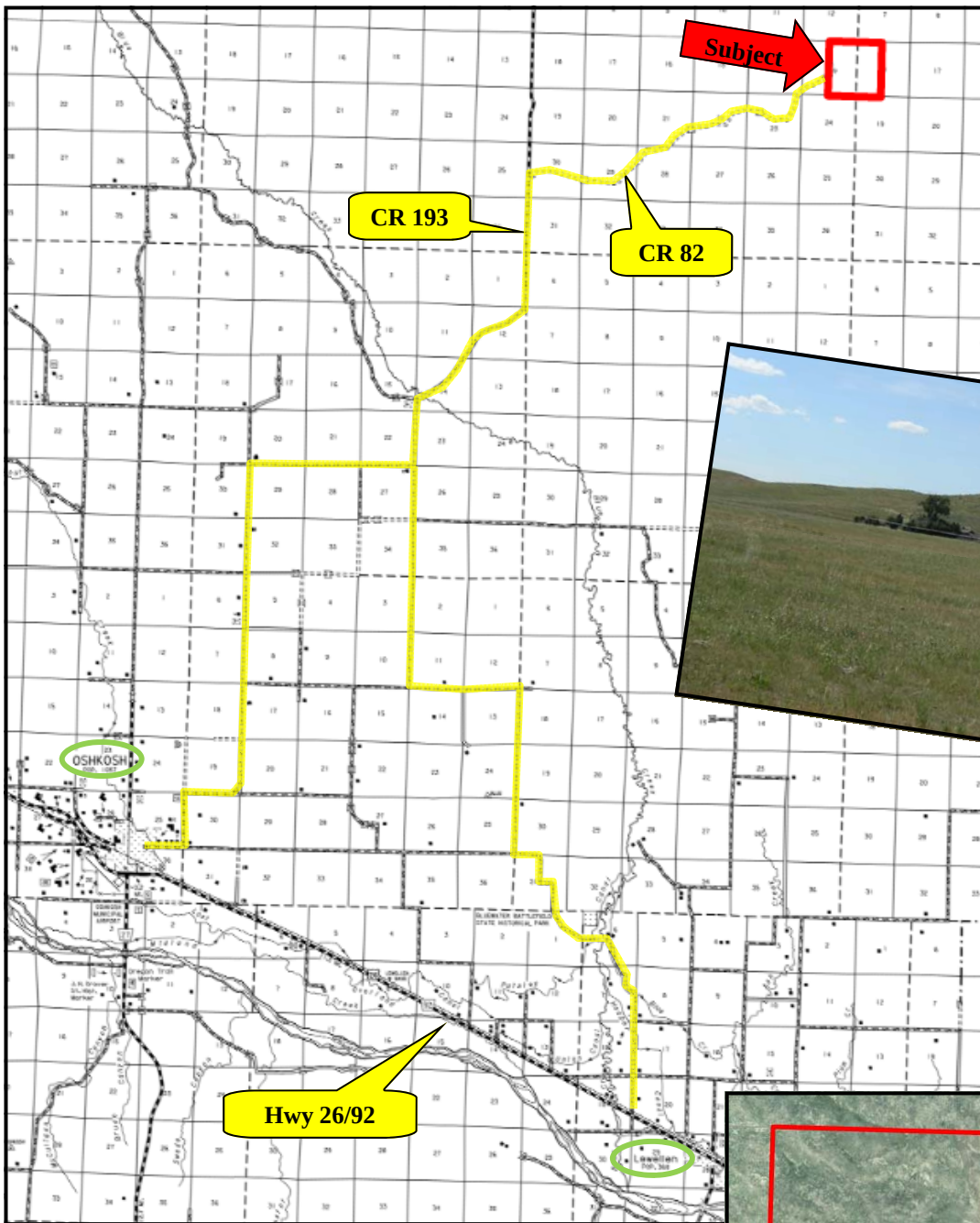
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