

LAND FOR SALE

Garden County Recreation



Location: 1 1/2 miles southwest of Oshkosh, Nebraska, on county gravel road.

Legal Description: Lot 5, Part of Lots 3 & 4 and all accretions thereto in Section 4-T16N-R44W of the 6th P.M., Garden County, NE.

Acres: Approximately 132 acres deeded and accretions. (See Survey Map less 10 acres in northeast corner)

Taxes: 2010 real estate taxes due in 2011 are approximately \$345.

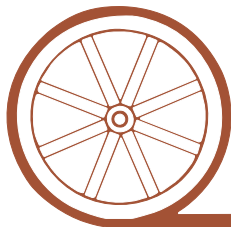
Land Use: Hay meadow, goose pit, pond and North Platte River accretions adjacent to the Garden County Game Refuge. There is an excellent steel goose pit with a pond, 2—electric aerators and an electric submersible well. This property sets just south of the Oshkosh Airport which has an excellent 4,700 foot paved runway and hangers for larger airplanes.

Price: \$275,000.00

Comments: This property provides excellent duck, goose and deer hunting and is available for immediate possession.

Contact: Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com
Loren Johnson, Bruce Dodson, Jerry Weaver or Roger Luehrs

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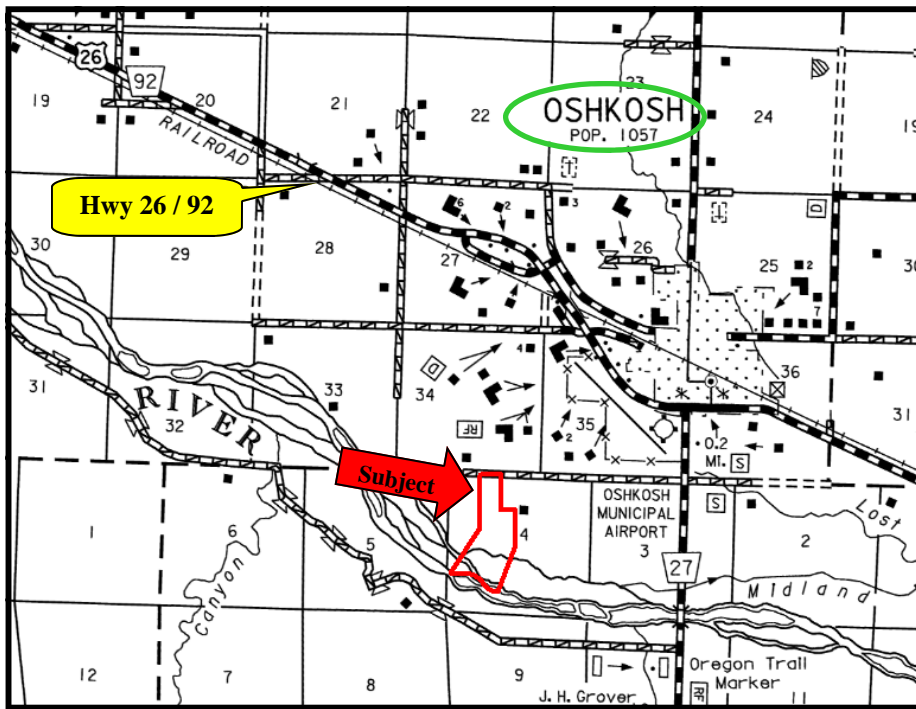
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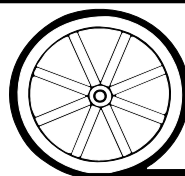
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