

LAND FOR SALE

Oshkosh Mini Ranch



Location:

6 miles northeast of Oshkosh, Nebraska, on County Road 183.

Legal Description:

NE1/4 Section 6-T17N-R43W of the 6th P.M., Garden County, NE.

Acres & Taxes:

158.17 Tax Assessed Acres. 2010 taxes payable in 2011 are \$939.52.

Land Use:

146 acres of pasture, balance in site.

Improvements & Equipment:

1,024 sq. ft. 2 bedroom, 1 bathroom house, with enclosed porch on the south side of the house and covered porch and wooden deck on the east side of the house. There is a full unfinished basement. The covered porch on the east side of the house could be enclosed as a third bedroom. Unattached one car garage. Corrals, 3 small grain bins and miscellaneous outbuildings. Excellent windbreak on north and west side of building site. Submersible well at the house provides stock water for the pasture.

Price:

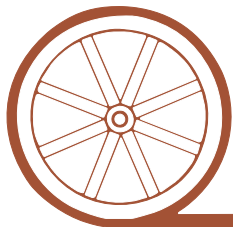
\$95,000.00

Comments:

This is a nice little horse farm with 146 acres of good pasture and good county road access on two sides of the property.

Contact:

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



Offered Exclusively By:

AGRI AFFILIATES, INC.

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

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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.



Master Bedroom



Living Room



Bathroom



Kitchen



Kitchen



Northwest Corner of Pasture



Grain Bins



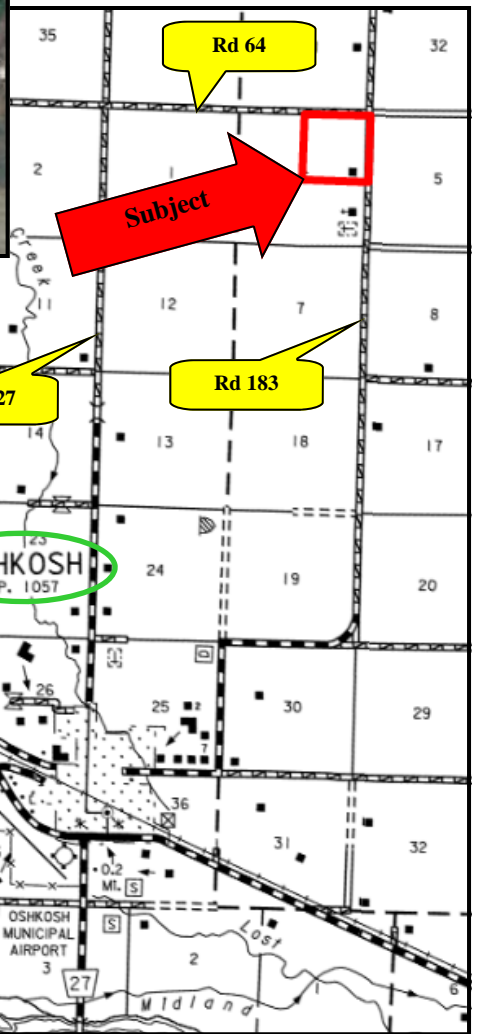
Garage



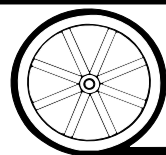
Corrals



Northeast Corner of pasture



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