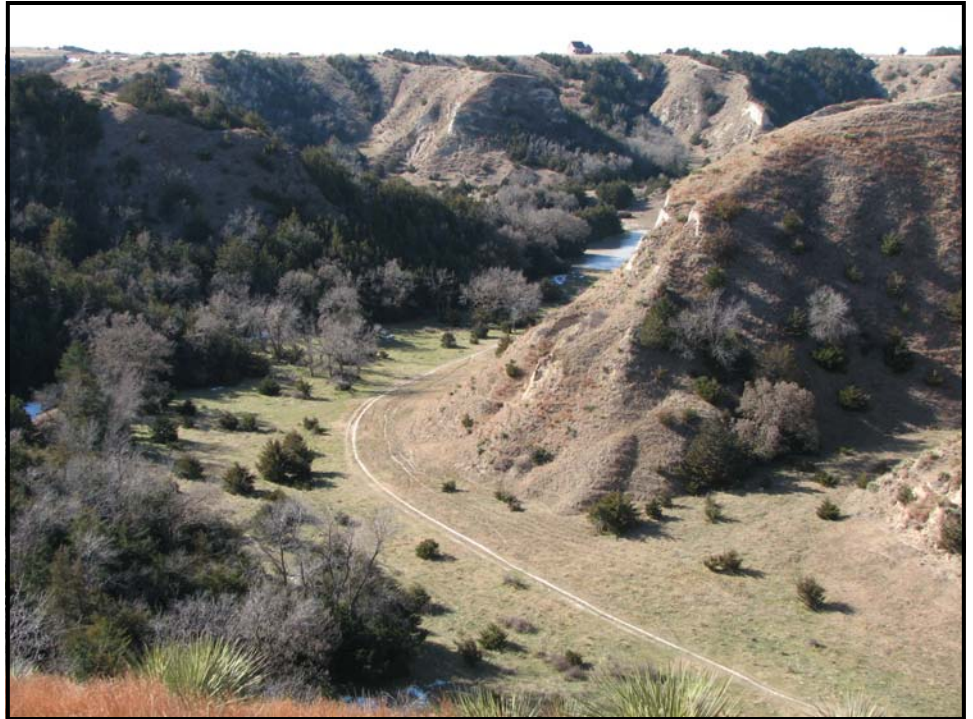


# LAND FOR SALE

## Outlaw Canyon Pasture

**\*Now Includes Access Road!  
And Owner will  
survey and fence the boundary!**



**Location:**

3 miles north of Arnold, Nebraska, on paved Dunning Road.

**Legal  
Description:**

Tract to be surveyed in Section 3-T17N-R25W and Section 34-T18N-R25W and the SW1/4 Section 35-T18N-R25W of the 6th P.M., Custer County, Nebraska.

**Acres:**

Approximately 556 taxable acres, to be surveyed for actual acres.

**Taxes:**

Estimated at \$3,800 for 2010.

**Land Use:**

Hardland canyon range and dryland cropland

**Water:**

Stock water provided by two windmills and dugouts.

**Soils:**

Mostly Coly-Hobbs silt loam 3-60% slope on range with mostly Holdrege silty clay loam, 7-11% slope along with Hobbs silt loam and Hord silt loam 1-3% slope on the cropland.

**Price:**

**\$333,600 or \$600 per surveyed acre**

**Comments:**

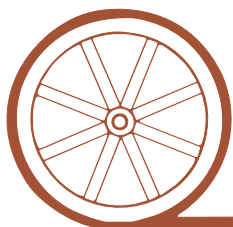
World class Mule Deer and wild turkey hunting. This place has not allowed hunting for several years. It has a natural saddle, ridge crossing for the deer moving north and south. Adjoining corn, wheat and alfalfa for natural food plots. Room to build your house or get-away cabin. A must see property! \*Now Includes Access Road and Owner will survey and fence the boundary!

**Contact:**

**Loren Johnson - Listing Agent, 308-539-4452**

Mike Polk, Bruce Dodson, Jerry Weaver, Jerry Sloan, Dallas Dodson

*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](http://www.agriaffiliates.com)

**(308) 534-9240**

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.



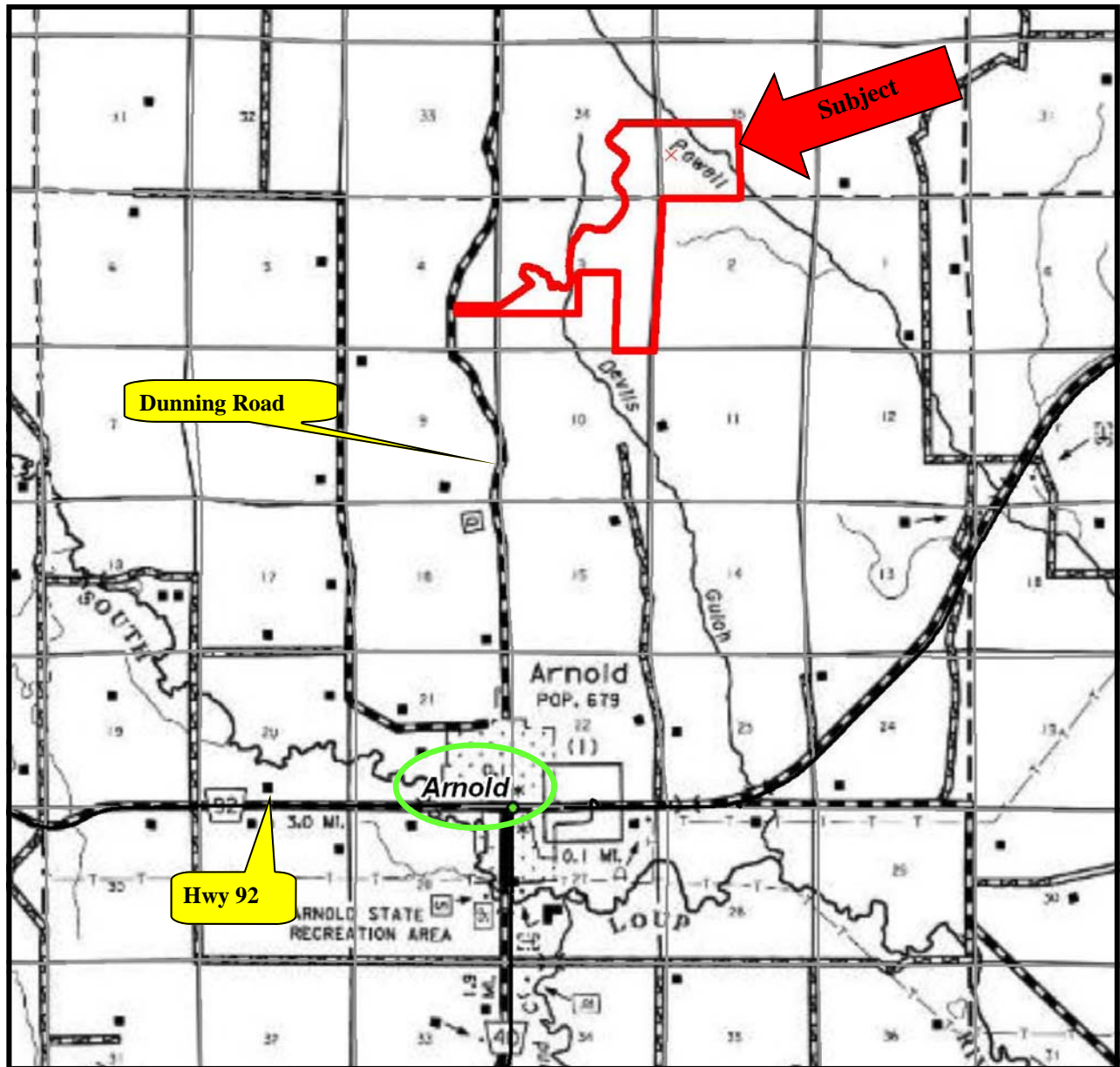
**Hidden pockets  
full of deer**

**Dry cropland on  
Center east boundary.  
All in hay.**

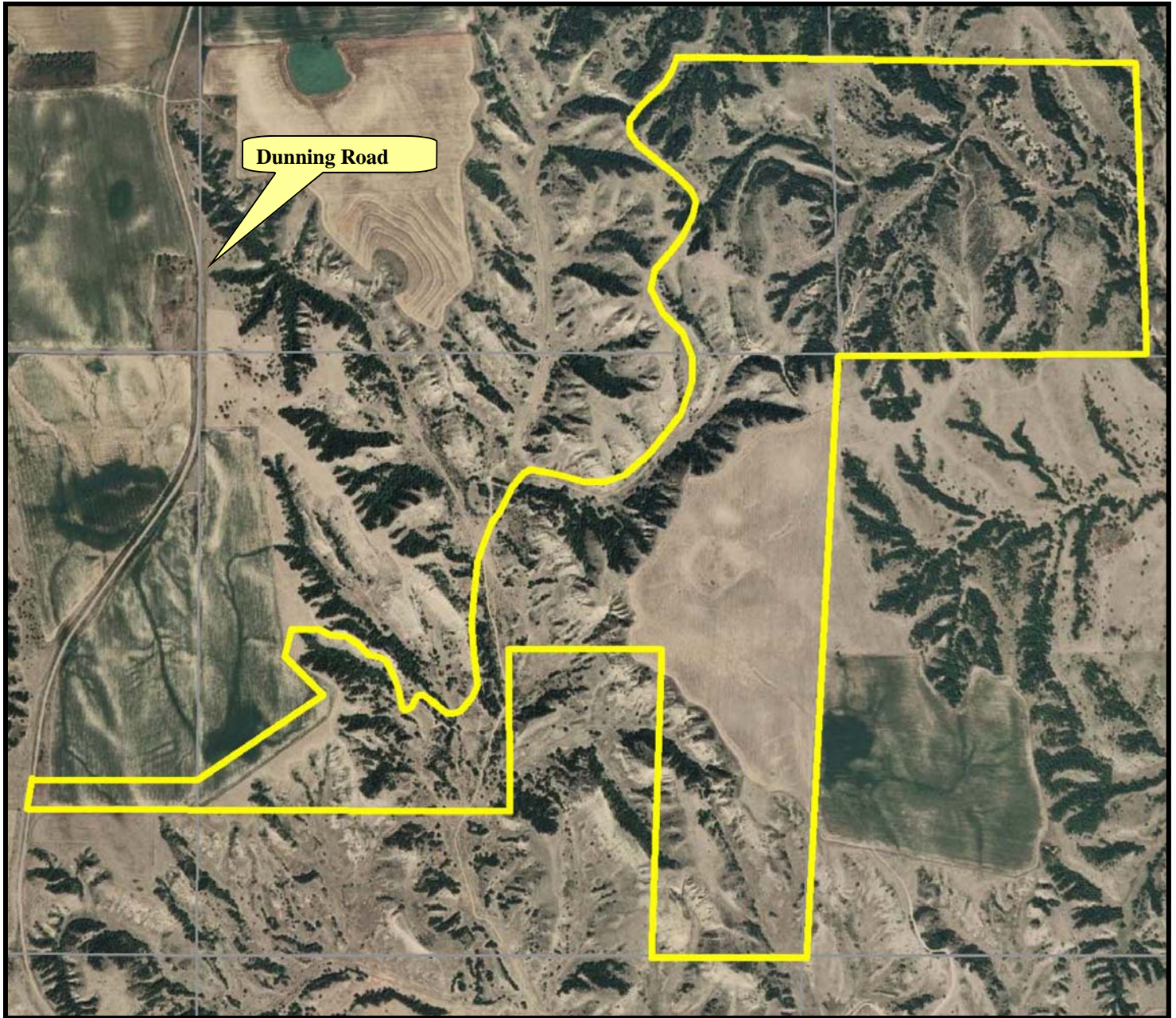


**Tree lined canyons.  
Lots of vantage points.**

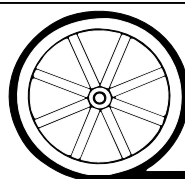








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