

LAND FOR SALE

US #83 Rangeland/Habitat

Location:

10 miles north of Stapleton, Nebraska, along the west side of US Hwy #83.

Legal Description:

S1/2 Section 11; Part W1/2SW1/4 Section 12 lying west of US #83 - T19N-R28W of the 6th P.M., Logan County, Nebraska.

Acres & Taxes:

Approximately 356 acres. 2010 taxes are estimated at \$1,560.

Land Use:

Sandhills rangeland with extensive sub-irrigation, and several ponds. Includes a wide range of grass species, with good percentage of cool season brome grass.

Water:

Livestock water is provided by well/windmill with large tank.

Price:

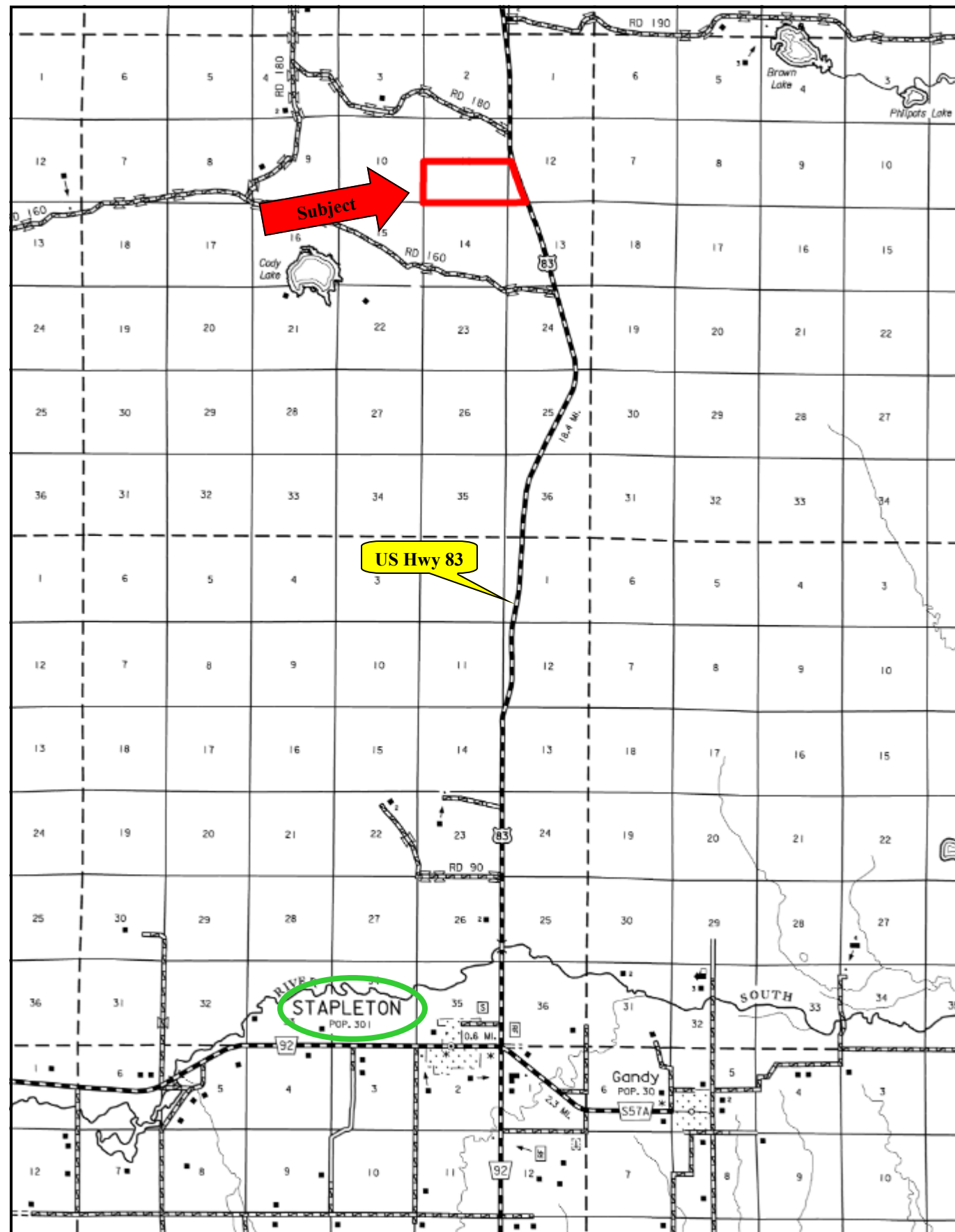
\$165,000

Comments:

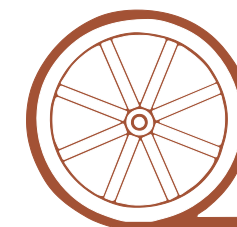
Bordered on east by US #83. Includes small grove of mature cedar trees and many small lakes. Very productive, gently undulating, sub-irrigated rangeland. Outstanding wildlife habitat.

Contact:

Mike Polk or Loren Johnson, Listing Agents 539-4446 or 539-4452
Bruce Dodson or Jerry Weaver



Offered Exclusively By:

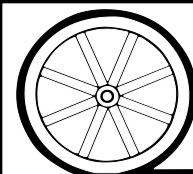


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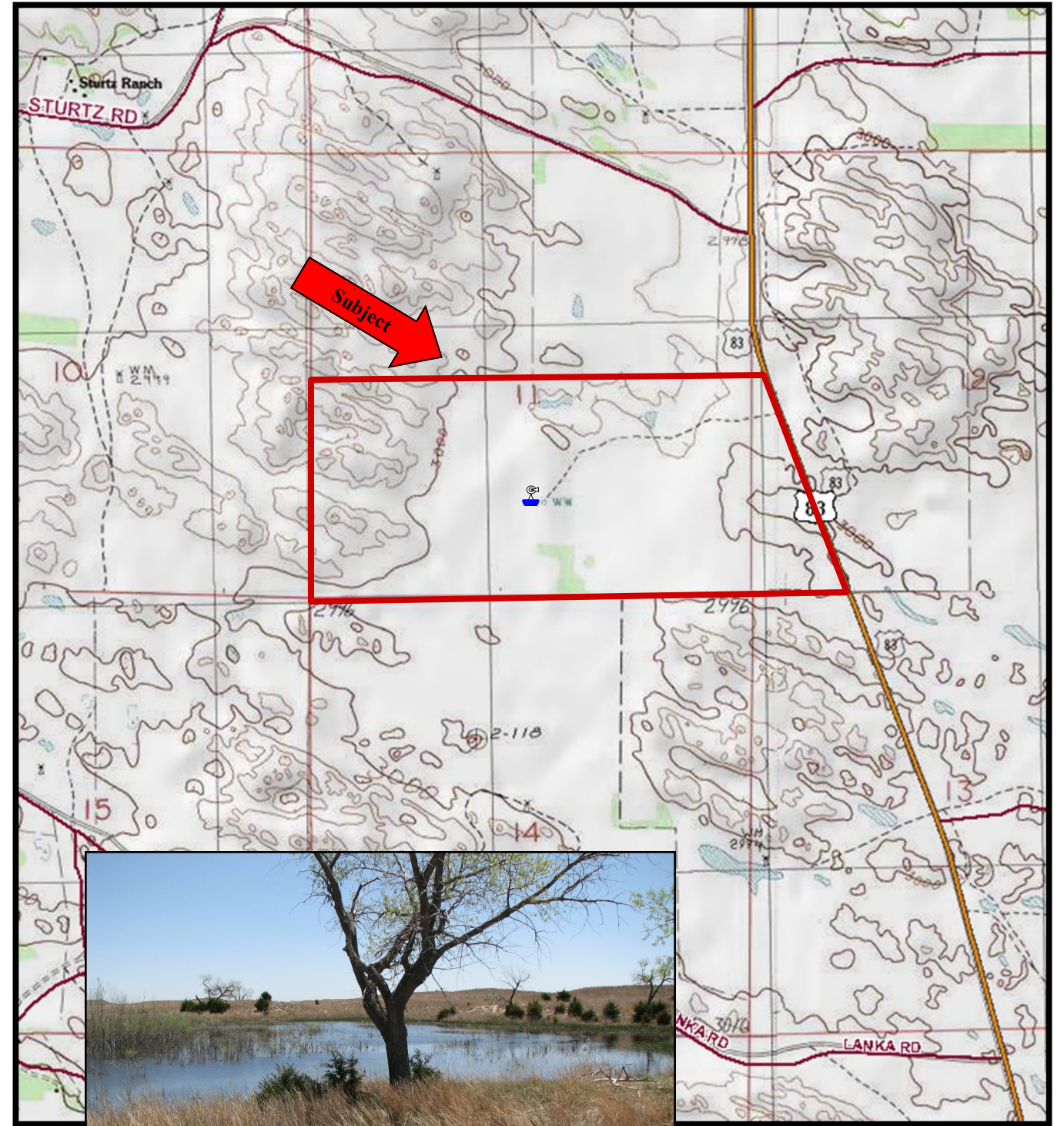
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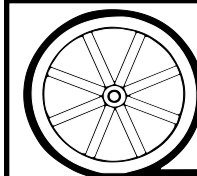
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