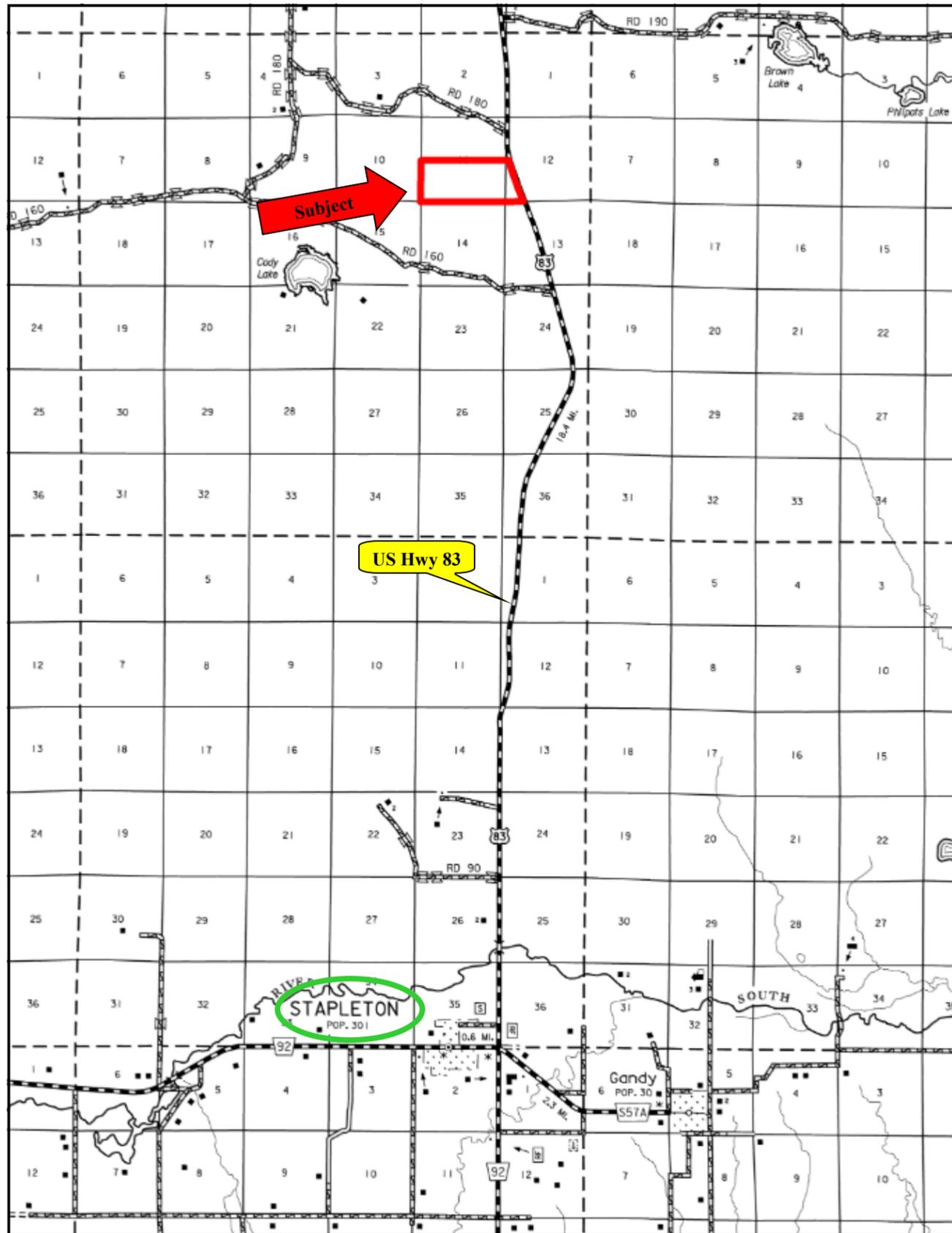


LAND FOR SALE

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:

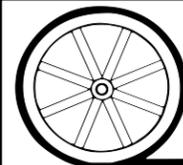


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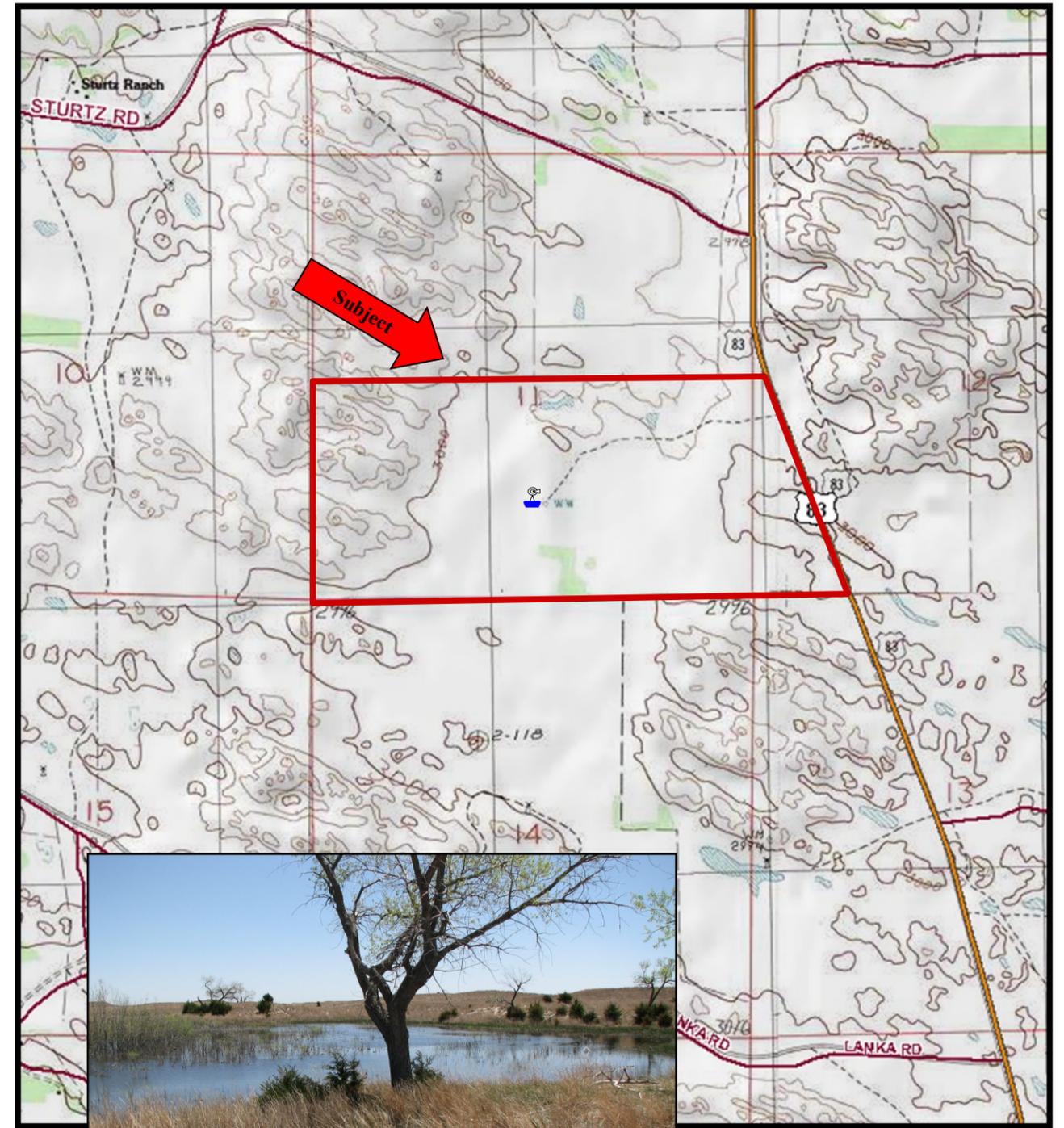
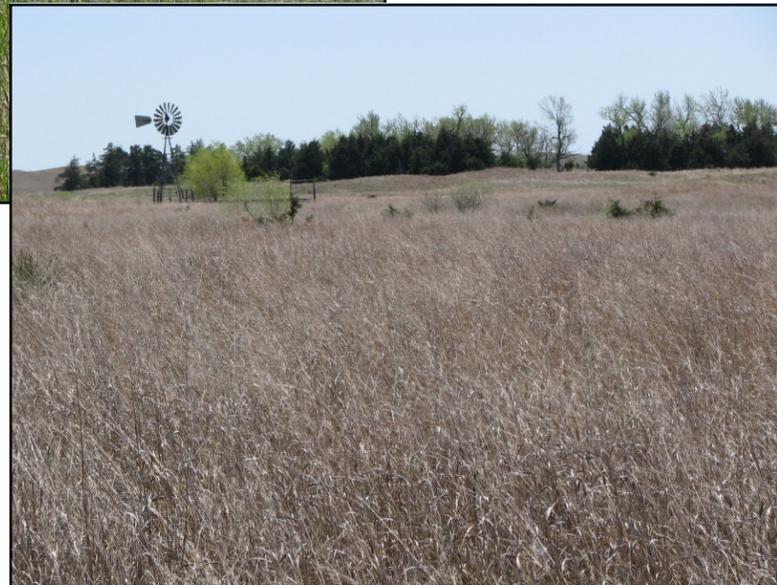
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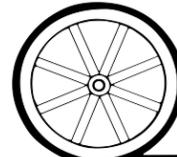
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



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