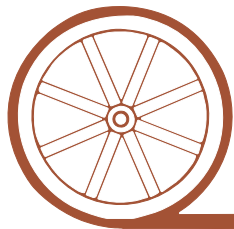


LAND FOR SALE

Sullivan Rangeland



- Location:** 10 miles south of Tryon, Nebraska, on the McPherson/Lincoln County Line. Physical access is through neighboring properties (does not include recorded legal access).
- Legal Description:** All of Section 33-T17N-R32W of the 6th P.M., McPherson County, Nebraska.
- Acres:** 640 Tax Assessed Deeded Acres
- Taxes:** The 2010 Real Estate Taxes payable in 2011 are \$2,307.68.
- Land Use:** Sullivan Rangeland is comprised of 640 acres of Sandhills rangeland.
- Water:** Livestock well in near-center. Prior tenant owns the tank, tower and mill.
- Possession:** 2011 Grazing Season
- Price:** **\$173,000.00**
- Comments:** Section of Sandhills rangeland, good mostly 4-wire boundary fence.
Water site was in working order for 2010 season.
Access through neighbors.
- Contact:** Loren Johnson, Duane McClain, Mike Polk, Jerry Weaver, Bruce 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

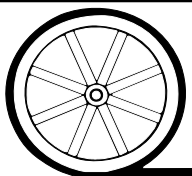
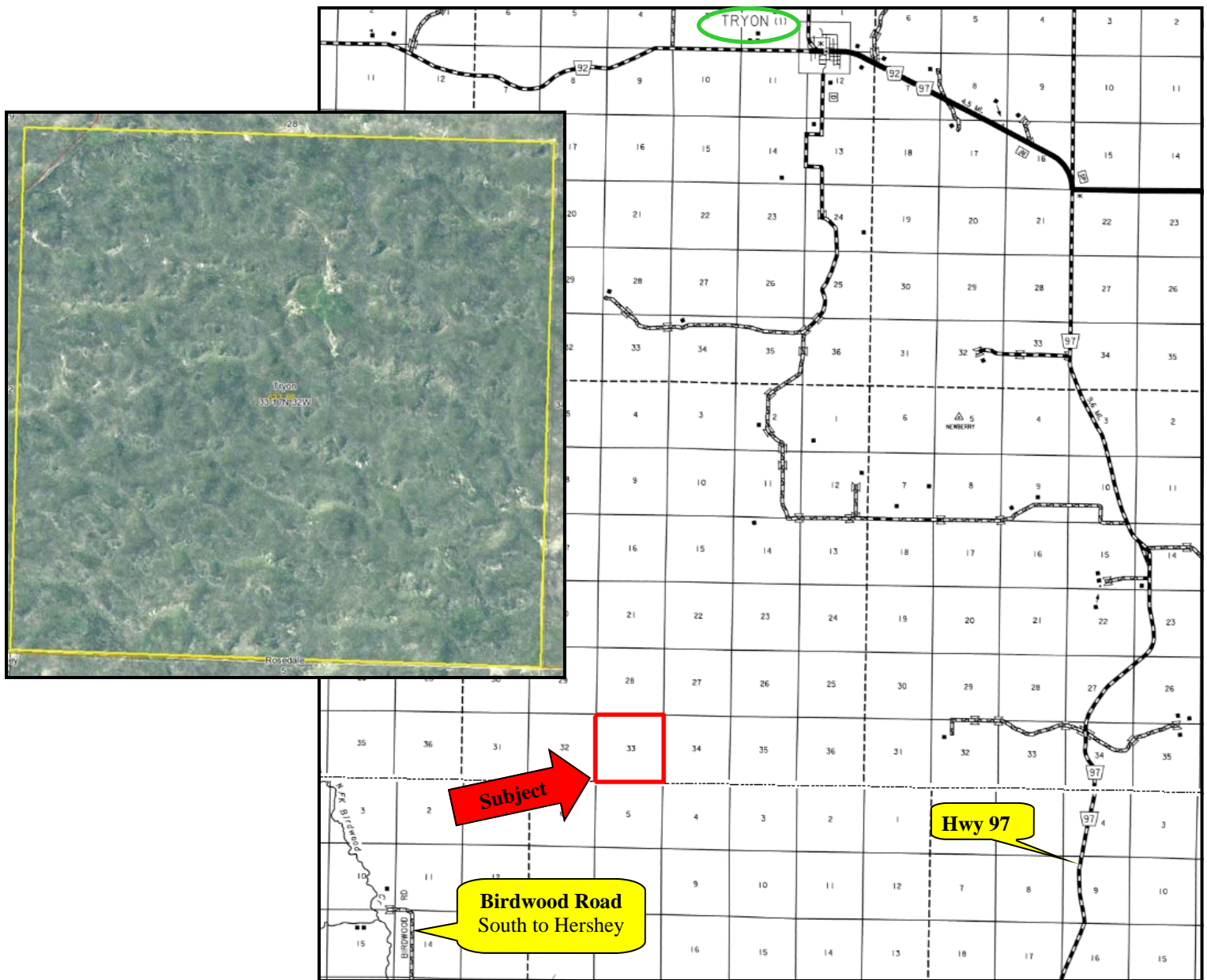
North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Telecopier (308) 534-9244

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.



AGRI AFFILIATES, INC.

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

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.