

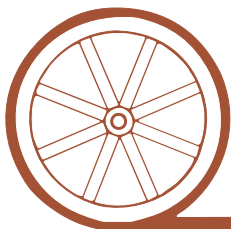
LAND FOR SALE

Zlomke Acreage



- Location:** Corner of Old Highway 83 & Zlomke Road southeast of North Platte, Nebraska about 10 miles.
- Legal Description:** Part of SW1/4 Section 12-T12N-R30W of the 6th P.M., Lincoln County, Nebraska.
- Acres & Taxes:** 38.02 tax assessed deeded Acres with 2010 taxes, payable in 2011 being \$2,751.32.
- Land Use:** This is a rural residential acreage with tremendous growing wind breaks for winter protection, many fruit trees which include peach, pear, apple and berry.
- Home:** The home is a 1978 stick built ranch style. It has 3 bedrooms and 2 baths, 1 of which is off the master bedroom. Newer floor coverings throughout and all windows are steel cased. A patio off the dining room for shaded summer evenings.
- Out Buildings:** Two steps from the backdoor of the house is a 32x24 steel building with a wood burning stove for heated comfort and a single bay garage. A 32x24 steel 3 bay garage for your toys. A very nice 39x40 steel building with a large overhead door for your tractor. Down the hill is a chicken house, an open front shed and a 95x32 building that would make a great horse barn.
- Price:** \$279,000.00
- Comments:** **Opportunity is definitely knocking!** You must see the views this property provides to the southern horizon. Between the Loess Canyons towards the east, the ever changing seasonal farming operations and the fantastic sunsets in the west, you will look a long time before you find a property to match this one.
Showings by appointment only.
- Contact:** Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com
Loren Johnson, Mike Polk, Bruce Dodson, Jerry Weaver

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.



Bedroom #1



Bedroom #2



Kitchen



Dining Room



Fireplace in Living Room



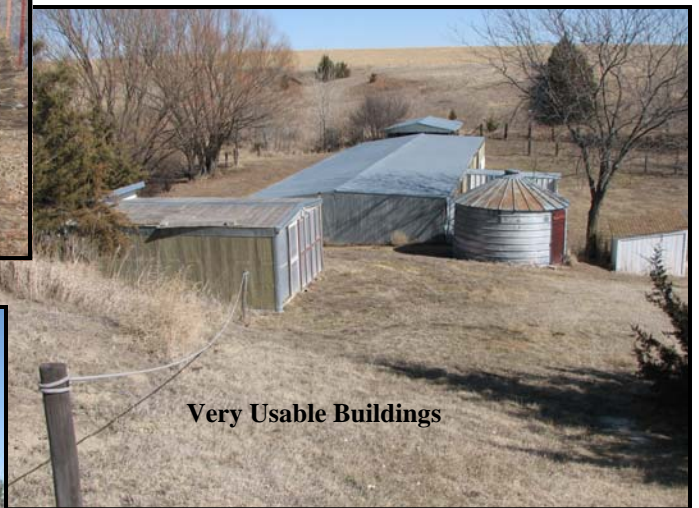
Living Room



Garden Area



39'X40' steel building



Very Usable Buildings

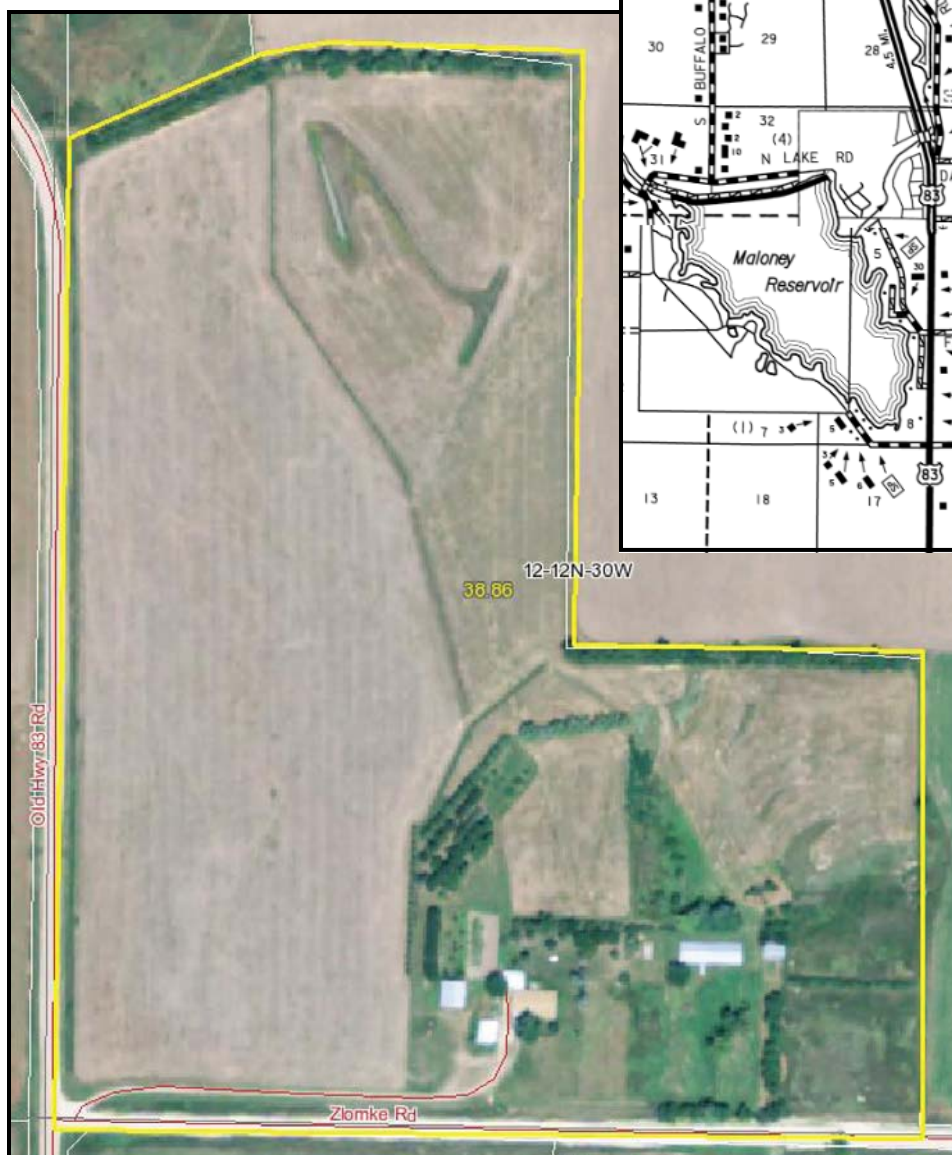
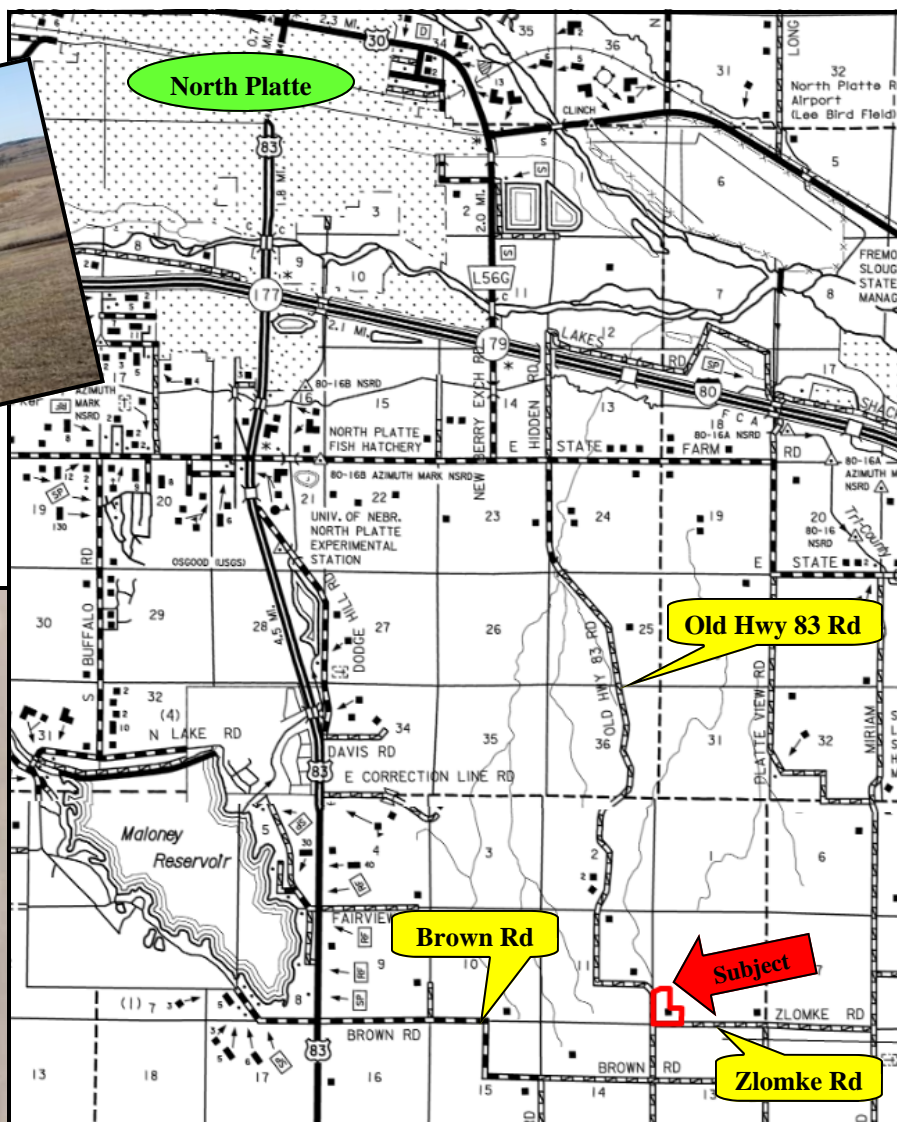


32'X24' steel 3 bay garage



32'X24' steel building with wood burning stove

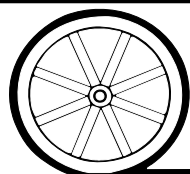
**Words cannot describe this property enough.
If you are looking for country living, you
need not look any further than this acreage.**



Zlomke Acreage Location Map
Multiple routes to the Acreage:
Highway 83 & Brown Road you have just 1.5 miles of gravel county road.

A more scenic route, Old Highway 83 south from State Farm Road.

This farm has a very nice stand of brome grass mix for your horses to graze upon. There are a few cross fences but you may desire to put in more to best utilize the property.



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