

LAND FOR SALE

THIESING RANGE - PARCEL #1

Location: From the Brady, Nebraska I-80 interchange, go 1 mile south to Fort McPherson Road, then 5 miles west to Snell Canyon Road, then 1 1/2 miles south. (Access is obtained across a canal bridge to the northeast corner of the parcel)

Legal Description: All of Section 35-T12N-R28W of the 6th P.M., Lincoln County, Nebraska.

Acreage: Lincoln County Assessor indicates a total of 640.0 acres. Farm consists entirely of canyon rangeland.



Livestock Water: Livestock water is provided by the canal at the northeast corner and a windmill located in the southeast portion of the property.

Soils: Soils consist of Coly and Coly-Hobbs silt loams, with slopes of 3-60%.

RE Taxes: 2010 - \$3,378

List Price: **\$297,000**

Comments: This is an excellent grazing unit with fencing consisting of three and four barb wire on both wood and steel posts. Range consists of mildly sloping canyons with large canyon tops and bottoms, along with cedar tree infestations which provide excellent wildlife habitat and adds to the property's recreational value.

Contact: **Bart Woodward, Listing Broker - (308) 234-4969**
Bruce Dodson, Salesman - (308) 534-9240
Bryan Danburg, Salesman - (308) 380-3488
Kent Richter, Salesman - (308) 627-6465
David J Frost, Assoc. Broker - (308) 380-8321

bart@agriaffiliates.com



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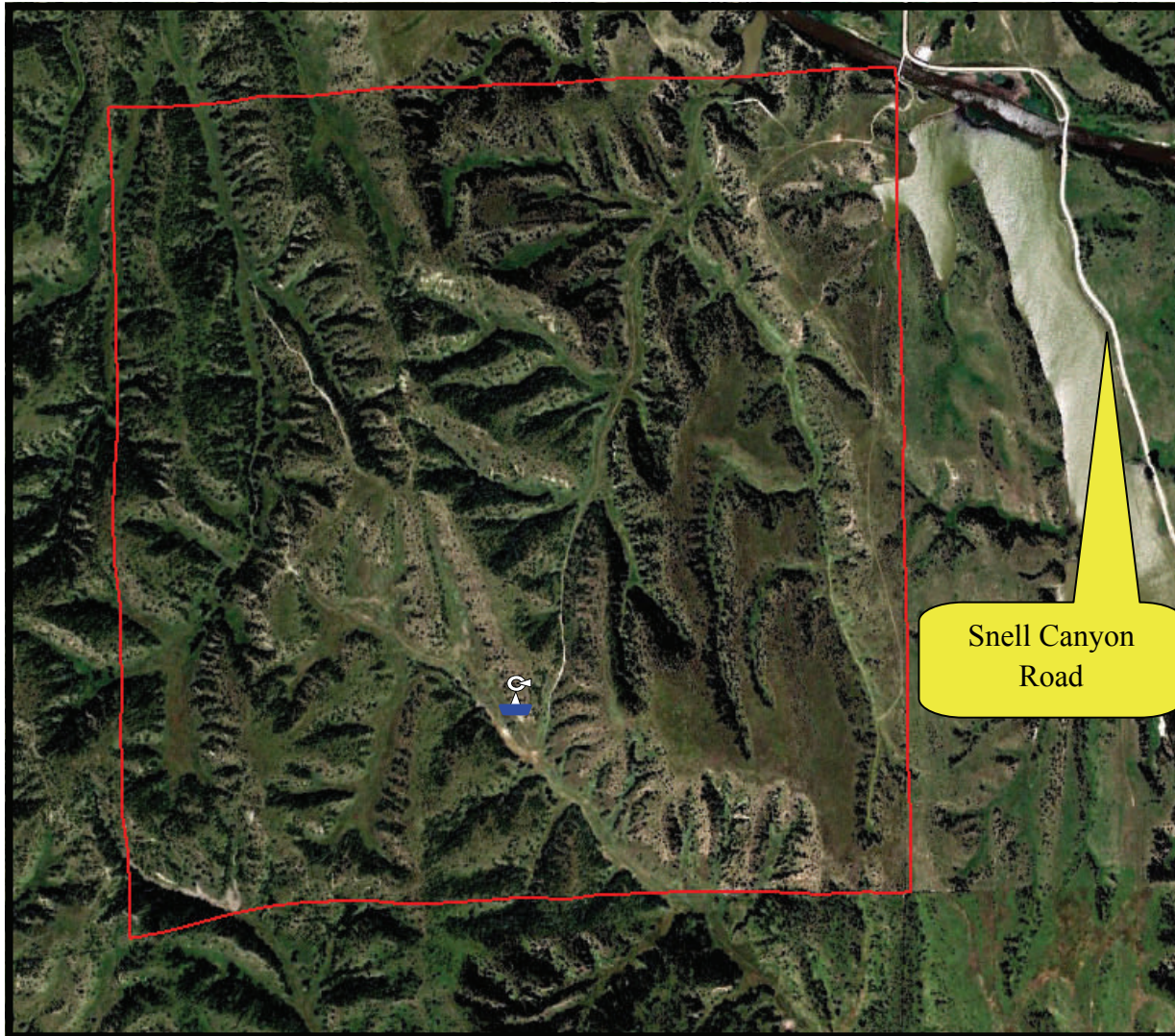
Kearney NE 68848-1390

www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776

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LAND FOR SALE

THIESING RANGE - PARCEL #2

Location: From the Brady, Nebraska I-80 interchange, go 1 mile south to Fort McPherson Road, 4 miles south on Snell Canyon Road, then approximately 1/4 mile southwest on Government Pocket Road. (Access is from the south approximately 550 feet across neighboring land to the southeast portion of the property. Property does not have legal access, only historical physical access)



Legal Description: All of Section 15-T11N-R28W of the 6th P.M., Lincoln County, Nebraska.

Acreage: Lincoln County Assessor indicates a total of 605.0 acres. Farm consists entirely of canyon rangeland.

Livestock

Water: Livestock water is provided by two wells equipped with windmills.

Soils: Soils consist of Coly and Coly-Hobbs silt loams, with slopes of 3-60%.

RE Taxes: 2010 - \$3,195

List Price: **\$257,000** **Cash**

Comments: This is good quality canyon rangeland that includes wide canyon tops and bottoms with cedar tree infestations on the canyon sides. This parcel is very conducive to livestock grazing, along with offering recreational amenity.

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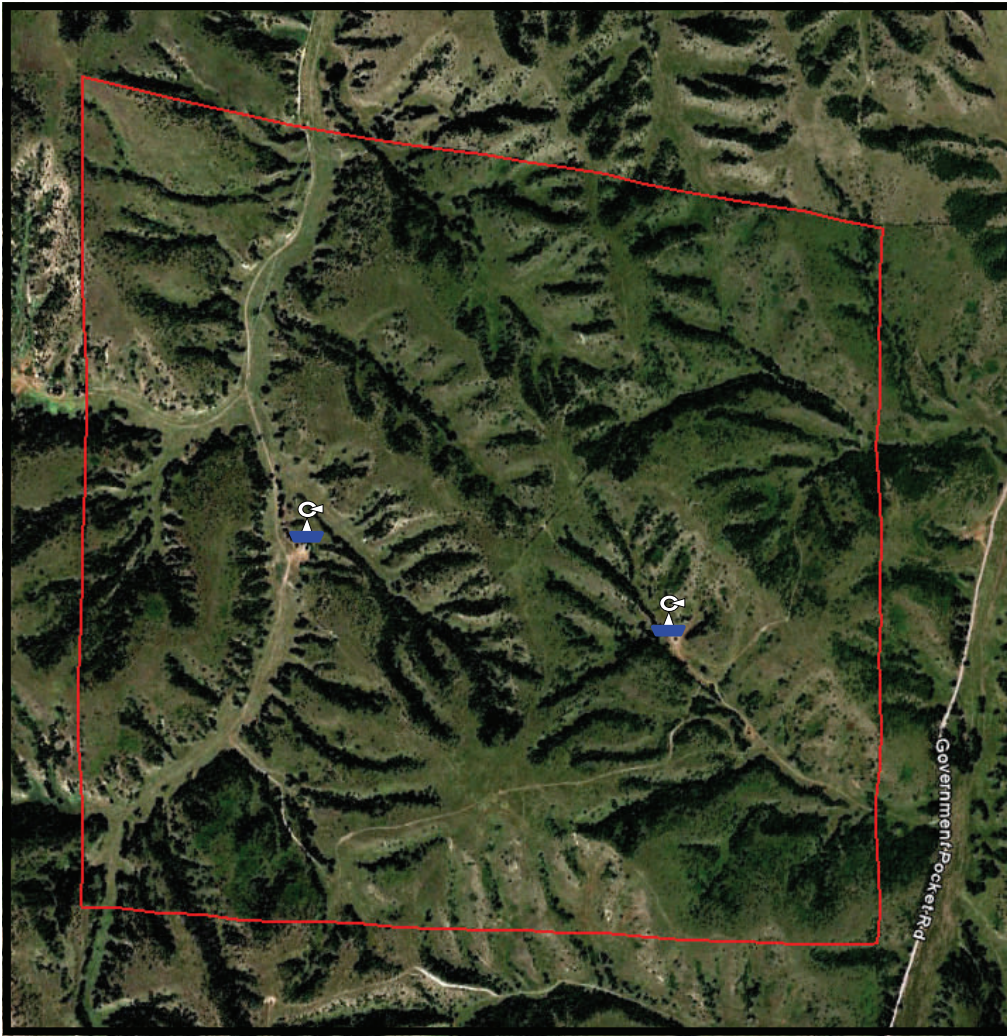
Kearney NE 68848-1390

www.agriaffiliates.com

(308) 234-4969

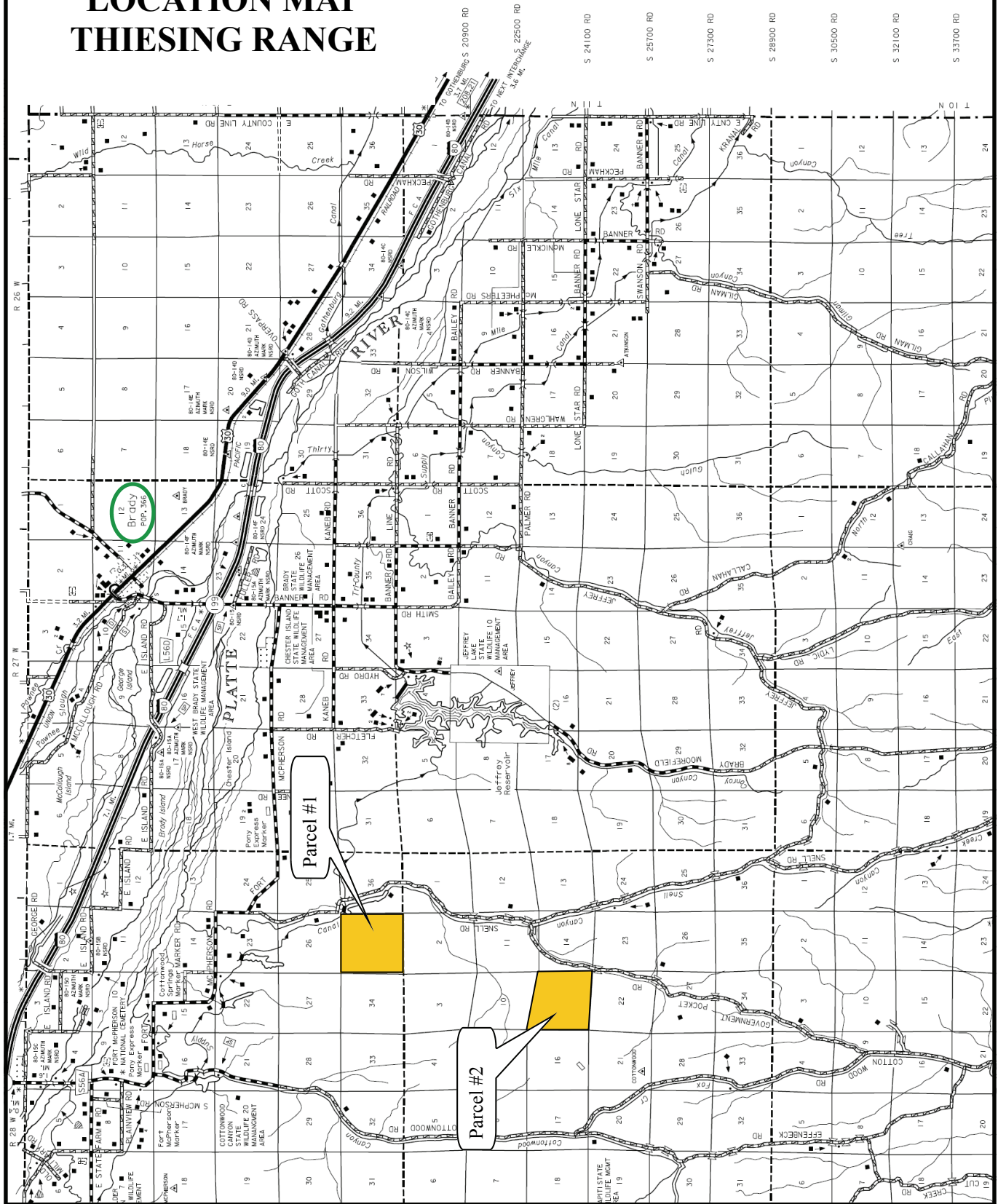
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LOCATION MAP THIESING RANGE





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