

LAND FOR SALE

Garden County Ranchette



Location: 4.5 miles north of Oshkosh, Nebraska, then 1 mile east on county gravel road.

Legal Description: S1/2 & Pt. of NE1/4 Section 31-T18N-R43W of the 6th P.M., Garden County, NE.

Acres: 164.8 Tax Assessed Acres

Taxes: 2010 taxes payable in 2011 - \$1,318.44

Land Use: 41.1 CRP acres, 120 Acres Pasture, 2.01 acre building site

FSA Info: 41.1 Ac. CRP thru 2013, Annual Payment of \$1,153 per year.

Improvements: 1,362 sq ft 2 bedroom, 1 bathroom house with all new windows, remodeled kitchen with new kitchen stove & refrigerator, window air conditioner and totally enclosed porch that could be utilized as a third bedroom. There is also a shop, unattached garage and miscellaneous outbuildings. There is a brick fire pit and pond with waterfall in the front yard.

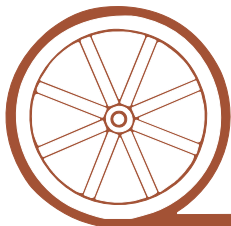
Price: \$140,000

Comments: This is a good combination property with excellent access at the junction of County Roads 63 & 183. All steel panel corrals.

Contact: Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com
Jerry Sloan, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain or Roger Luehrs



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NORTH PLATTE OFFICE

P.O. Box 1166

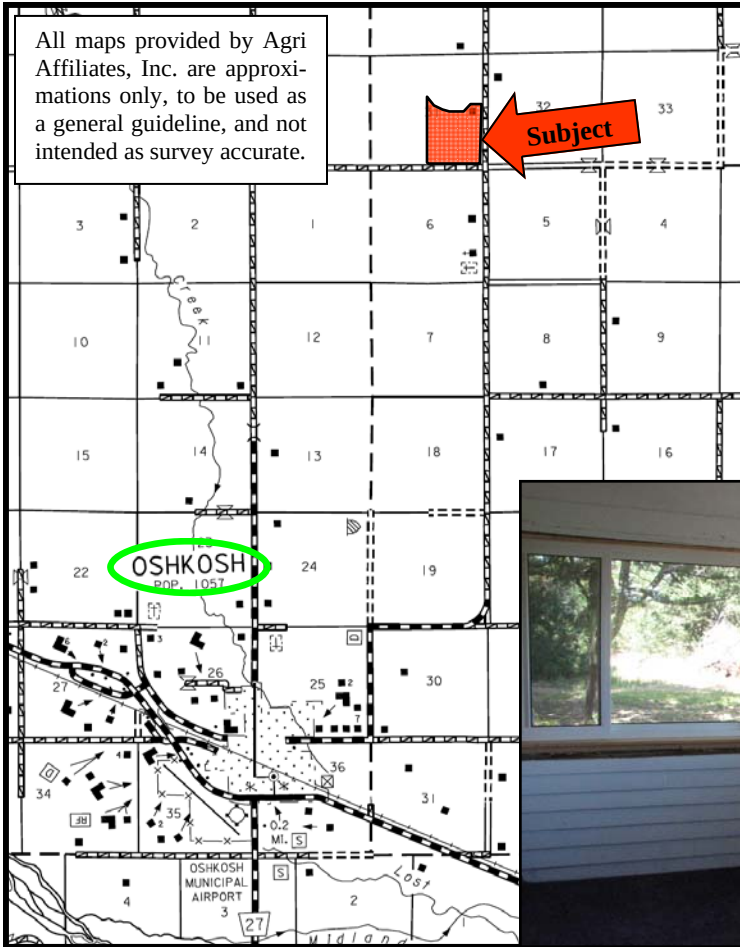
I-80 & US Hwy 83

North Platte, NE 69103

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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.



↑
Back Side of House &
New Submersible Well



←
Enclosed Porch with
New Windows & Door



Kitchen



Living Room

