

LAND FOR SALE

Garden County Ranch



Location: 10 miles North of Lisco, NE on County Rd 155

Legal Descriptions: All of Sections 2,3,10,11,14,& 15, E1/2E1/2 Section 4,E1/2E1/2 Section 9, all in T19N-R46W of the 6th P.M., Garden County, Nebraska

Taxed Acres: 4158.18 acres

Taxes: 2010 Taxes Payable in 2011: \$12,719.20

Pastures and Grazing: The pasture is split into 12 pastures divided by two wire electric fence with (4) submersible wells with pipelines, (2) solar wells, (3) windmills and (10) stocktanks. There is also a 110 acre 2002 Zimmatic pivot fenced into (3) paddocks for grazing with (3) stocktanks on a pipeline from a submersible well. Nebraska well Reg. # G-047785 set up with 60 H.P. electric motor.

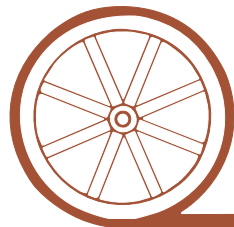
Improvements: There is an excellent set of corrals adjacent to County Rd 155 offering good access for semis.

Price: \$1,700,000.00 Cash

Comments: This is a very good block of sandhills pasture and the pivot could be planted to alfalfa for winter feed.

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

Offered Exclusively By:



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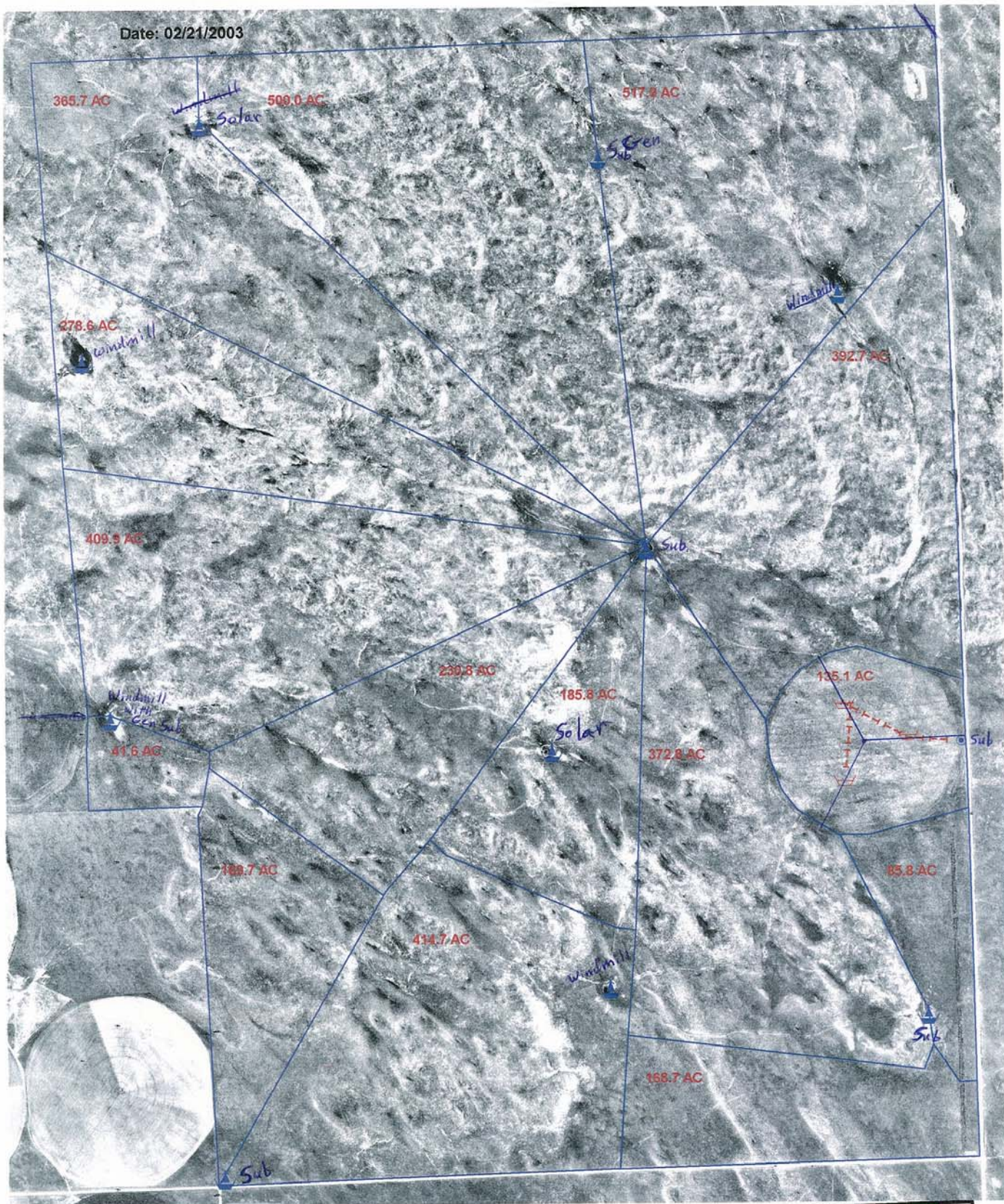
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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

Date: 02/21/2003



Legend

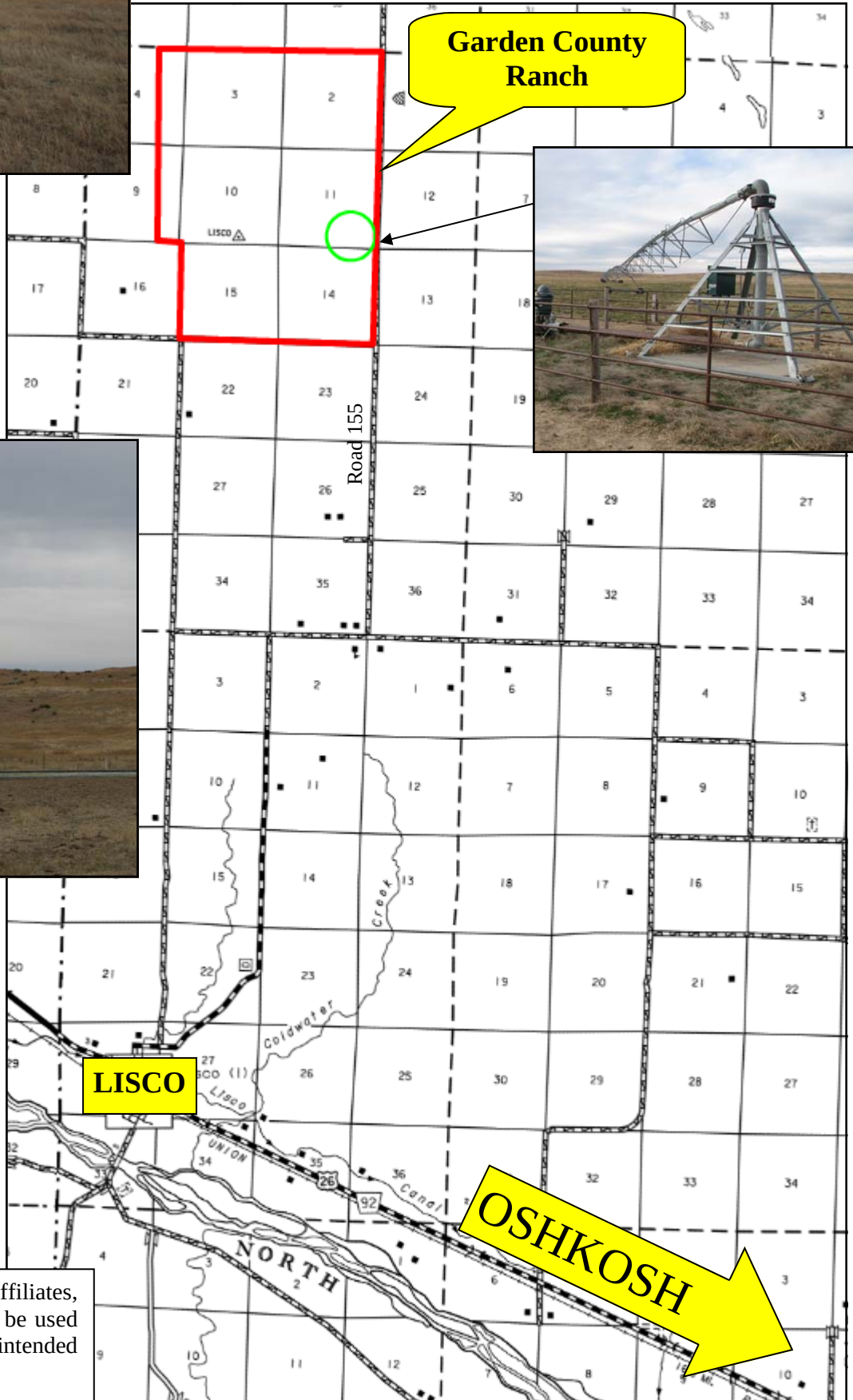
-  Windmills
-  Tanks
-  Pipeline
-  Well
-  Boundry_fence.shp



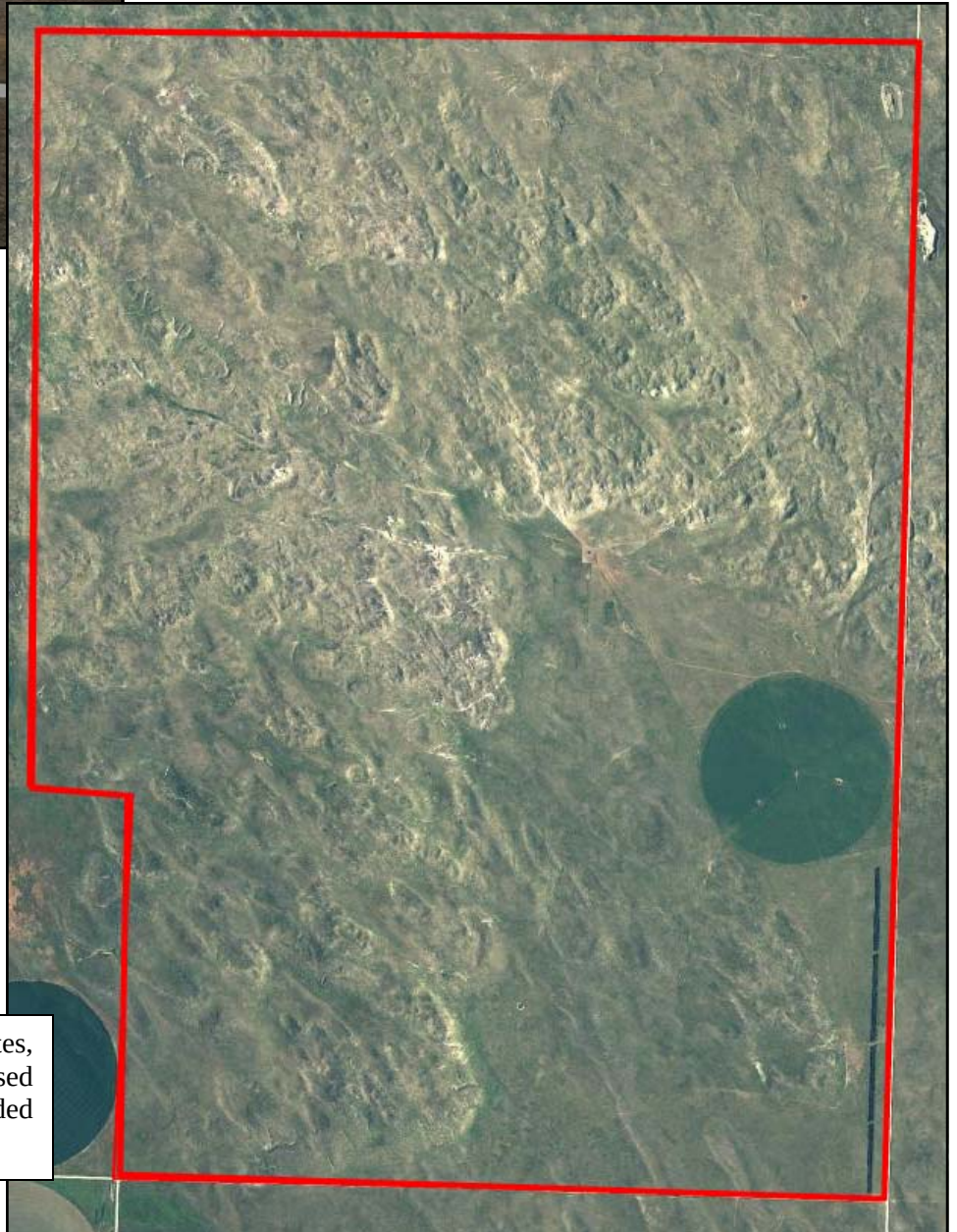
2000 0 2000 4000 Feet

T20

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



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