

# LAND FOR SALE

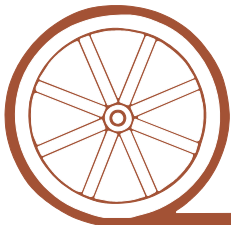


## Platte River Ranch



- Location:** 1 mile north of McGrew, Nebraska on CR 34. Cross the North Platte River bridge to CR U. The property is on the north side of CR U and the North Platte River is on the south side.
- Legal Description:** Part of Sec. 25-T21N-R53W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** Approximately 218 acres. Property to be surveyed prior to closing.
- Taxes:** \$1,575.00 estimated by Scotts Bluff County Assessor for 2010.
- Land Use:** Approximately 133 center pivot irrigated acres and 20 gravity irrigated acres are currently planted to winter wheat. Approximately 65 acres are in sub-irrigated grass.
- Water:** 155 acres of surface water rights with Nine Mile Irrigation District at \$15/acre water assessment.
- Irrigation Equipment:** 2010 Zimmatic 7 tower Center Pivot and 25 HP Turbine Pump.
- Price:** \$485,000
- Comments:** Just across the road from the North Platte River, this property has brand new irrigation equipment, excellent water rights and hunting potential.
- Contact:** **Jerry Sloan, Listing Agent—308-631-5520—jsloan@agriaffiliates.com**  
Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

### GERING OFFICE

P.O. Box 512  
1915 10th Street  
Gering, NE 69341

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 633-5505**

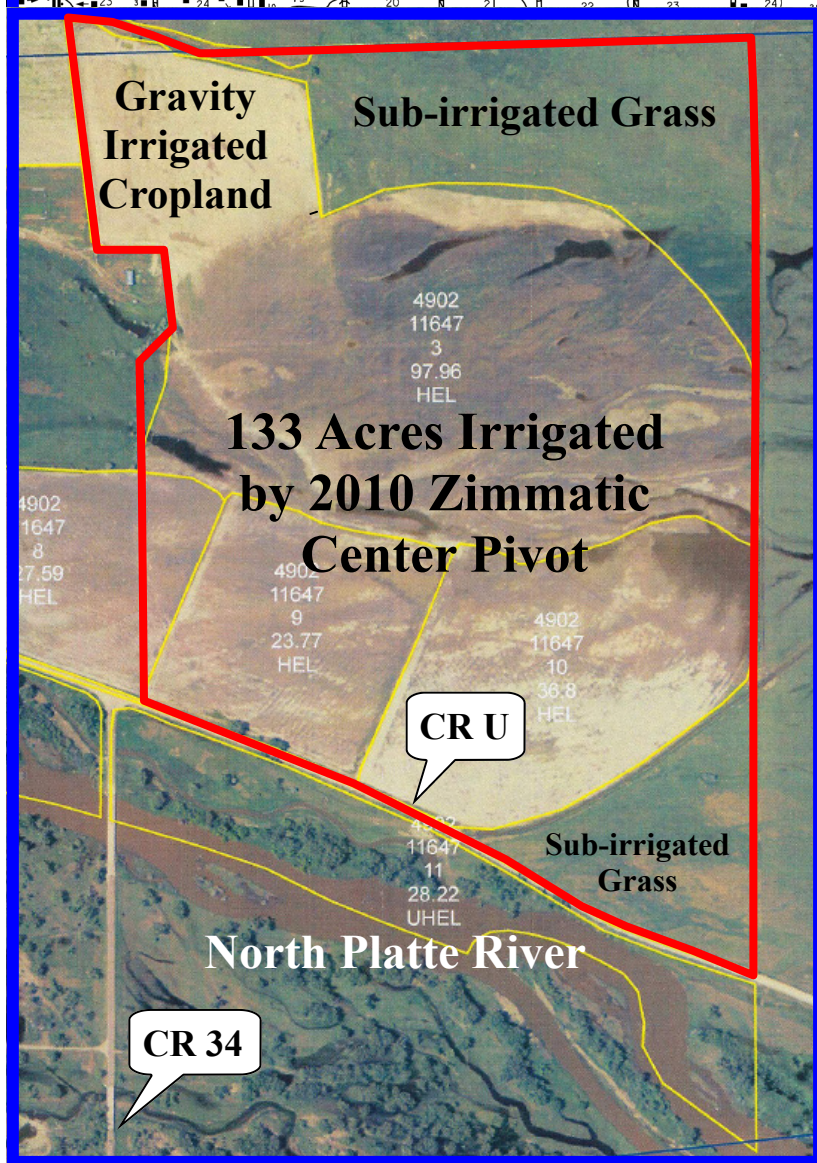
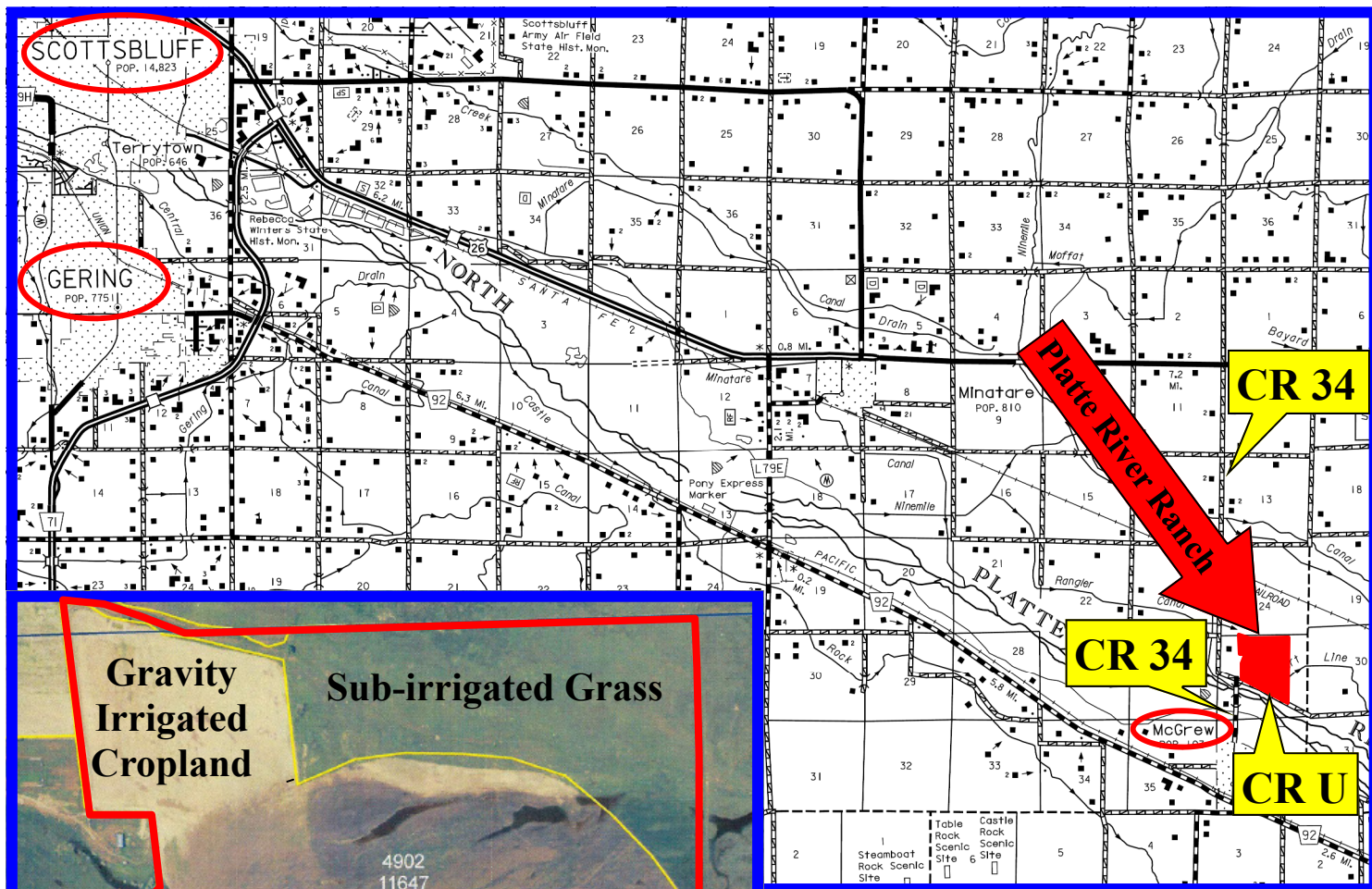
Fax (308) 633-5507

### NORTH PLATTE OFFICE

(308) 534-9240

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.





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