

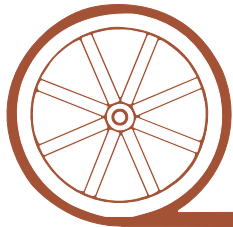
# LAND FOR SALE

## Garden County Ranchette



- Location:** 4 miles northeast of Oshkosh, NE on County Road 183.
- Legal Description:** Part of the SW1/4SE1/4 in Section 7 and part of the E1/2 Section 18-T17N-R43W of the 6th P.M., Garden County, Nebraska.
- Acres:** Approximately 240 acres (to be surveyed after sale)
- Taxes:** 2009 taxes - Approximately \$2,700.00
- FSA Info:** 70.7 acres in CRP that will come out in September 2010. Balance in native pasture.
- Water:** New submersible pump in Spring of 2010, windmill and tanks, heated waterers in pens.
- Improvements & Equipment:** 2005 Modular Home with 30'X40' three car attached garage. House is 1,939 square feet with 3 or 4 bedrooms and 2 1/2 baths. Very well kept with covered deck on southwest corner of house. 48'X43' equipment shed and shop, 32'X30' barn, 48'X11' open front horse shelter, 27'X61' open front equipment shed, 2 chicken houses, 1- 2,700 Bu grain bin, 1- 650 Bu grain hopper and excellent working corrals and 150 head backgrounding lot that could be expanded.
- Price:** \$250,000.00
- Comments:** This is a good headquarters unit for a larger cattle operation or just a very nice home site overlooking the North Platte River Valley with the capacity to run your horses, 4-H calves, ducks and chickens.
- Contact:** Mike Polk, Listing Agent: 308-539-4446 or email: [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Jerry Sloan, Bruce Dodson, Jerry Weaver, Duane McClain or Roger Luehrs

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

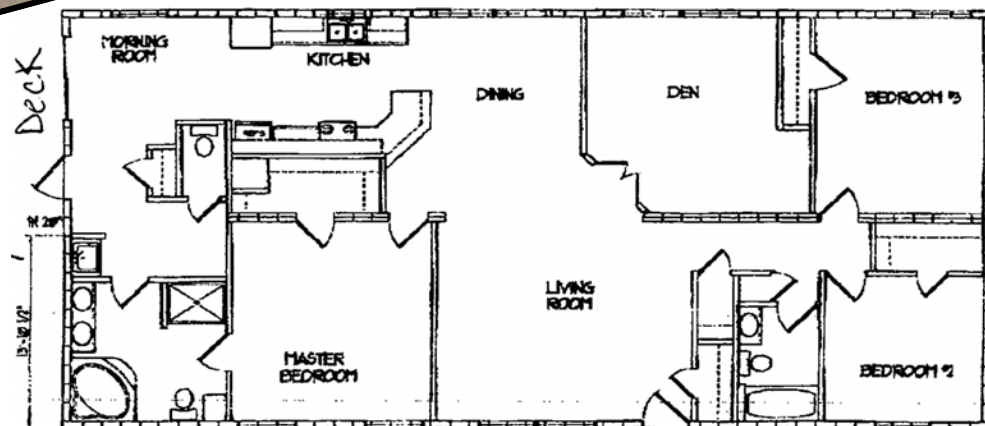
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(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.



## Interior Improvements



Master Bedroom



Master Bathroom



Bedroom #2



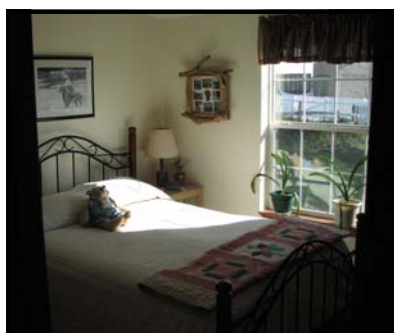
Den (Office or Bedroom)



Dining Room



Morning Room & Kitchen



Bedroom #3



## Outdoor Improvements



32'X30' Barn



Open Front Calving Shed



48'X43' Equipment Shop



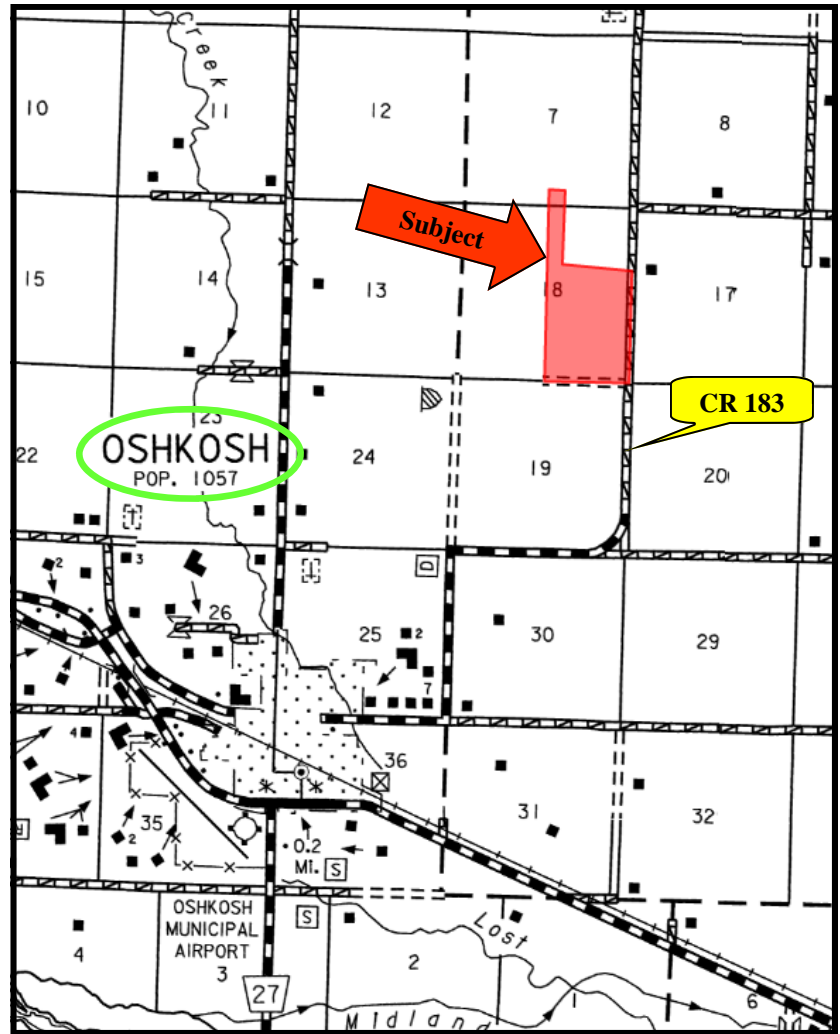
Chicken Houses & 27'X61 Open Front Equipment Shed



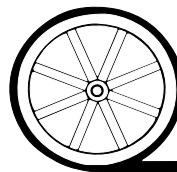
Excellent Working Corrals



150 Head Backgrounding Lot (Room for Expansion)

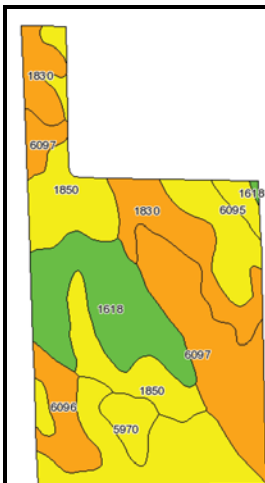


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
1850	Sulco-McConaughy complex, 3 to 6 percent slopes, eroded	55.8	24.2%		IVe	Ille	48		4.8	125	30	
6097	Sarben loamy fine sand, 9 to 20 percent slopes	42.8	18.6%		Vle		36	1	3	80	20	
1618	Keith loam, 1 to 3 percent slopes	41.4	17.9%		Ile	Ile	64	1.5	5.6	140	42	65
6095	Sarben loamy fine sand, 3 to 6 percent slopes	38.5	16.7%		IVe	IVe	46	1.2	3.8	110	26	
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	31.6	13.7%		Vle		38					
6096	Sarben loamy fine sand, 6 to 9 percent slopes	13.2	5.7%		Vle	IVe	44	1.1	3.4	105	24	
5970	Jayem loamy fine sand, 0 to 3 percent slopes	7.4	3.2%		IVe	Ille	42	1.2	4.2	125	33	48
Weighted Average							46.5	0.8	3.7	98.5	25.3	13.2