

LAND FOR SALE

SOUTHEAST SIOUX COUNTY RANGE



Location: Southeast Sioux County Nebraska. Nine miles north of Lake Minatare on Henderson Road, or 7 miles east of Scottsbluff and 15.5 miles north.

Legal Description: All Sec 31-T25N-R53W; All Sec 1; All Sec 2; All Sec 3; N1/2N1/2 Sec 10; N1/2N1/2 Sec 11; N1/2N1/2 Sec 12-T24-R54W of the 6th P.M., Sioux County, Nebraska

Land Use: Hardland summer range.

Acres: 3,090.90 deeded.

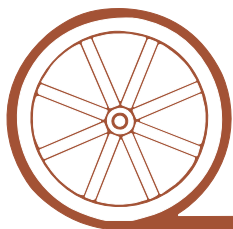
Taxes: 2009 Real Estate Taxes payable in 2010 - \$6,642.72 or \$2.15 per acre.

Pastures: Cross-fenced into 3 pastures and watered by 7 windmills with 25 ft. bottomless tanks. Access from county graveled Henderson Road.

Price: \$1,020,000 (\$330/acre)

Comments: Excellent pasture for yearlings or pairs.

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Offered Exclusively By:

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NORTH PLATTE OFFICE

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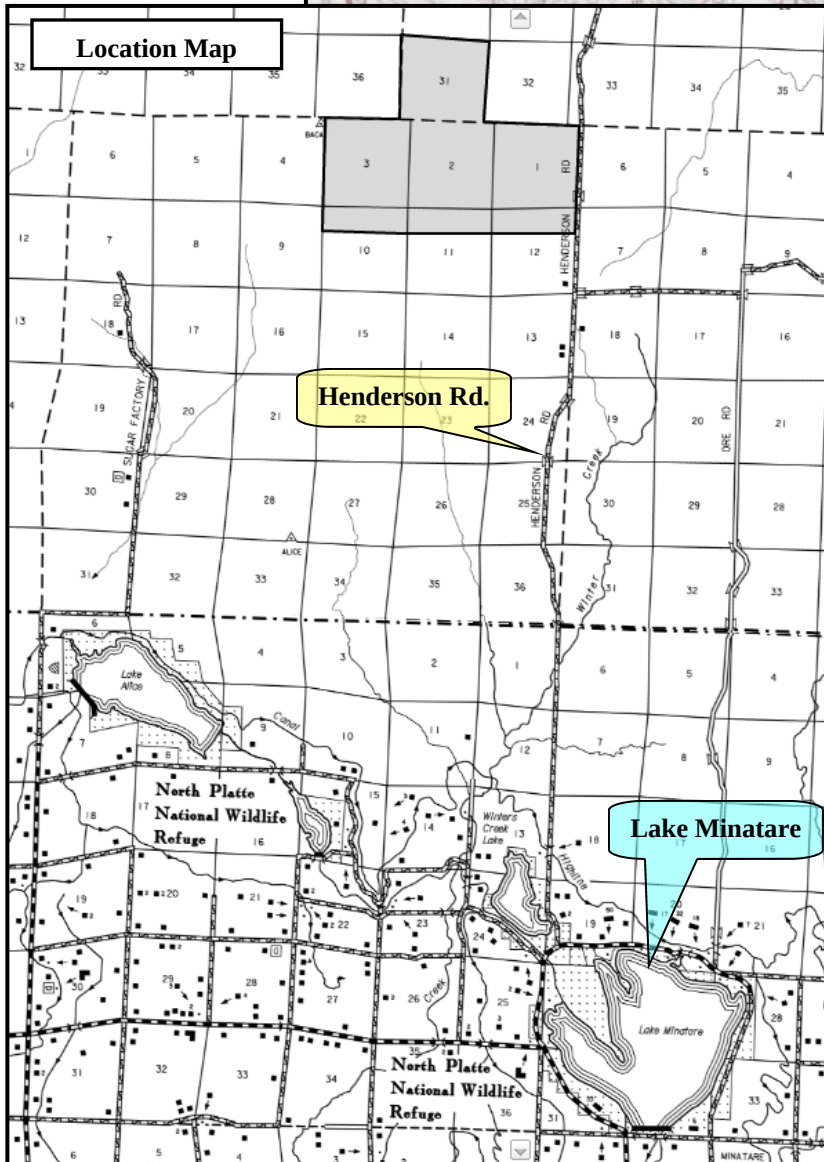
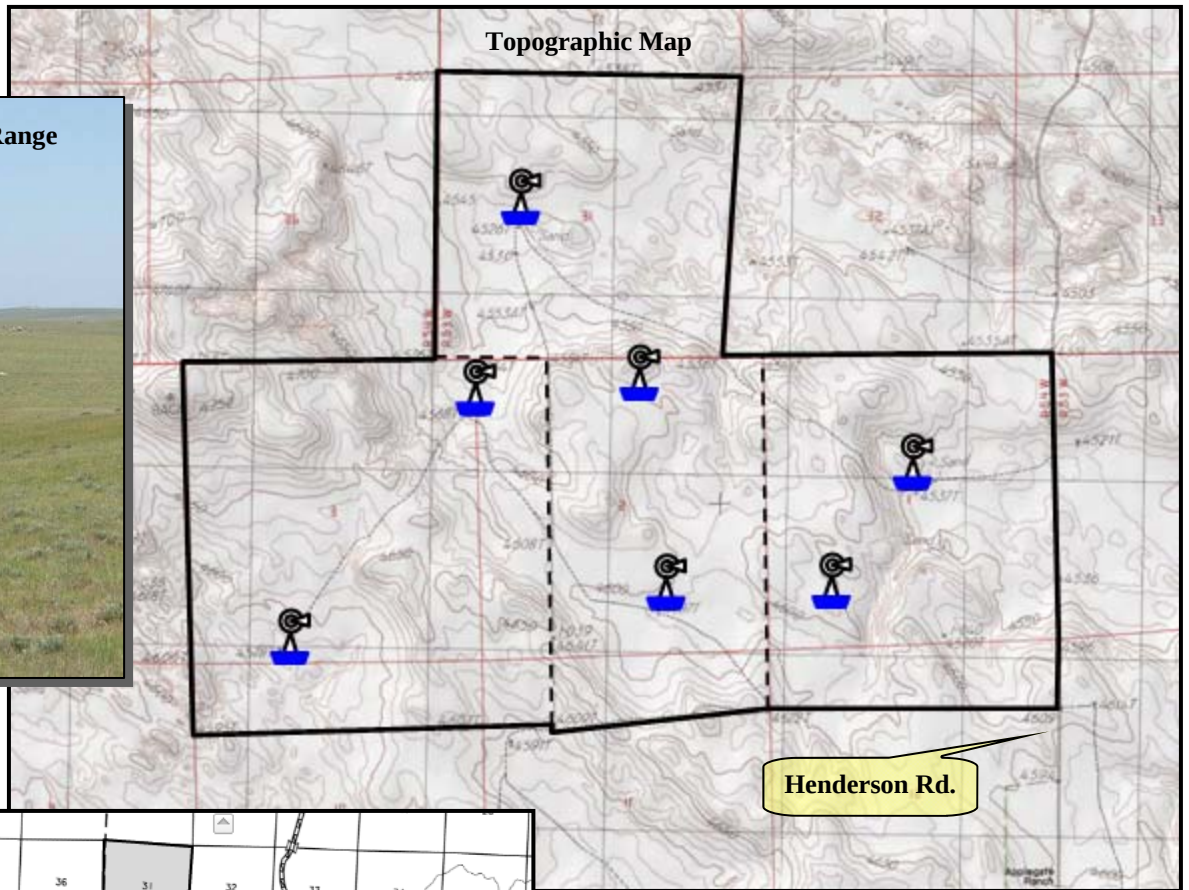
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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



SE Sioux County Range



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