

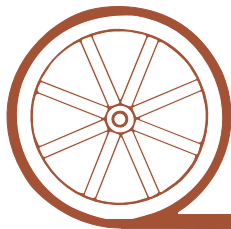
LAND FOR SALE



Garden County Pasture & CRP

- Location:** 3 miles west of Oshkosh on Hwys 26 & 92 and then 3/4 mile north on County Road 173.
- Legal Description:** All of Section 16-T17N-R44W of the 6th P.M., Garden County, NE.
- Acres:** 640 tax assessed acres — 120 acres CRP & 520 acres fenced pasture.
- Taxes:** 2009 taxes due in 2010 - \$2,235.24
- FSA Info:** There is 120 acres of FSA farm ground, Farm #2230, Tract #597. It is presently in CRP through 2015. CRP Contract #275 with an annual payment of \$3,691.00 per year.
- Water:** There is a Solar Pump & 30' tank in the middle of the section.
- Price:** \$250,000.00 Cash
- Comments:** This is a nice combination of grass and established CRP with good access on County Road 173. There is a small set of corrals along the County Trail Road north of the CRP
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain, Dallas Dodson, Jerry Sloan or Roger Luehrs

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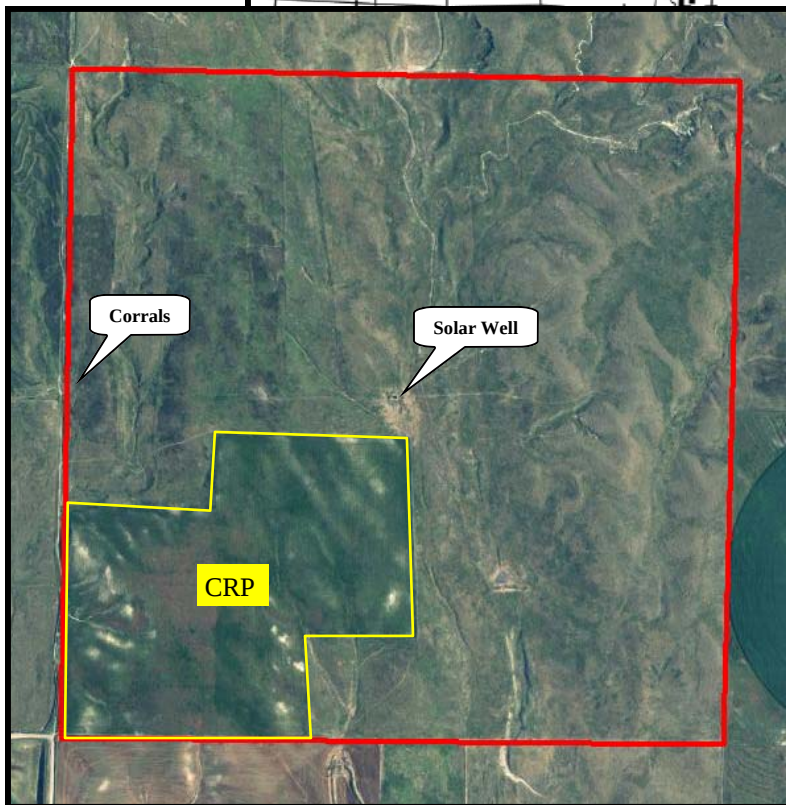
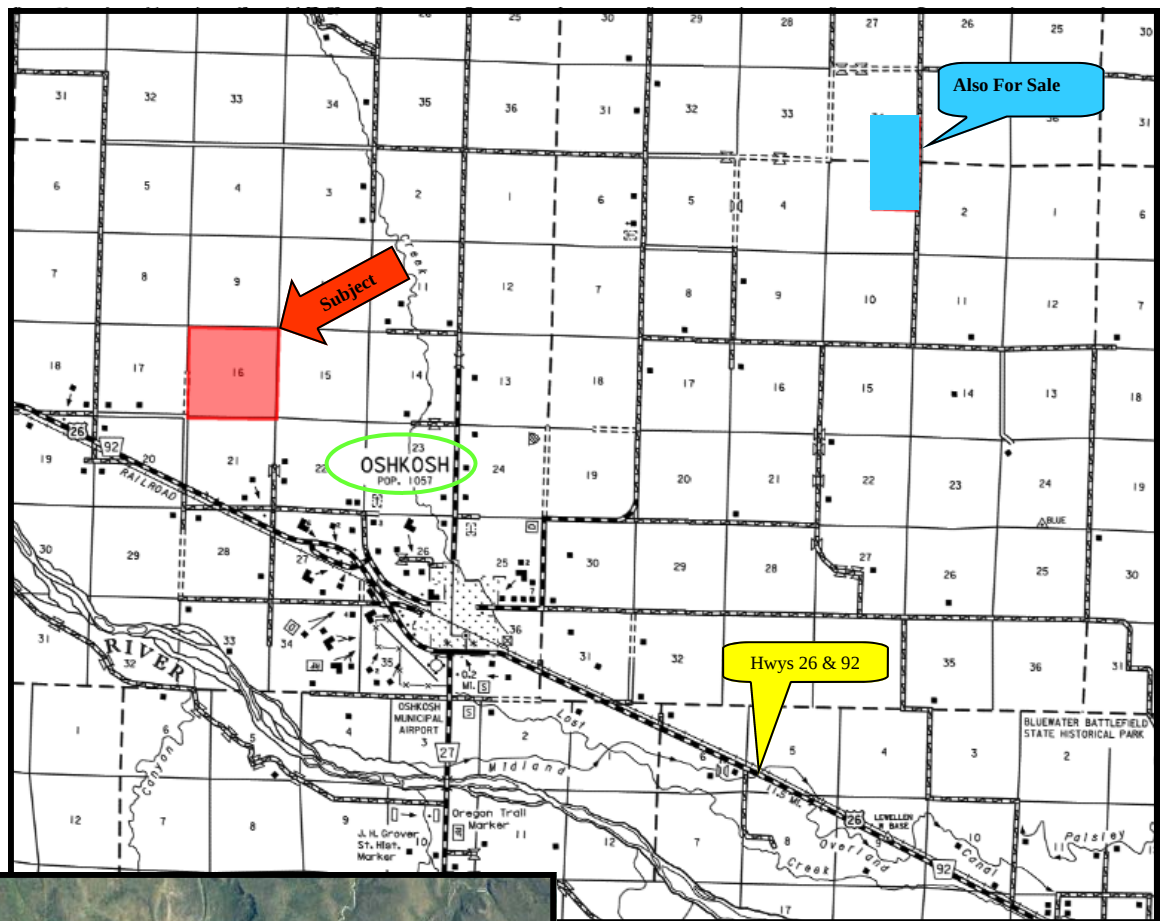
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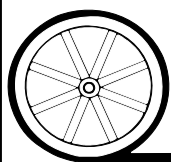
(308) 534-9240

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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.



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