

# LAND FOR SALE

## Blaine County Pasture



### Location:

From Brewster: 13 miles southeast on Milburn Road, then 1 mile east on easement trail.  
From Milburn: 5 1/2 miles northwest on Milburn Road, then 1 mile east on easement trail.

### Legal

### Description:

S1/2 Section 3, All Section 10, W1/2W1/2 Section 11, W1/2NW1/4 Section 14, N1/2 Section 15,  
All in T21N-R21W of the 6th P.M., Blaine County, Nebraska.

### Acres & Taxes:

1,522 taxed acres; 2009 taxes payable in 2010 are \$4,852.96

### Property

### Description:

The property consists entirely of rolling Sandhills rangeland. The property is divided into three pastures of approximately 320 acres, 600 acres and 600 acres. Each pasture has a windmill and tank. Windmills in the two south pastures also have generator operated submersible pumps. Fencing is all 3 & 4 wire barb, except north boundary which is 3 wire high tensile electric. Fencing is in good condition.

### Soils:

Soils are nearly 100% Valentine sands, rolling.

### Access:

Property access is provided by a recorded access easement crossing Sections 8 and 9 west of the property.

### Price:

**\$570,000 or \$375 per acre**

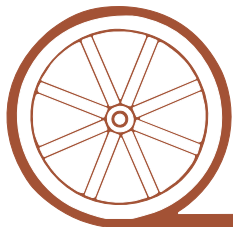
### Comments:

This is an excellent opportunity to own good quality Sandhills rangeland that is in good condition for the 2010 grazing season.

### Contact:

**Duane McClain; 308-530-0221, or Jerry Weaver; 308-539-4456—Listing Agents**  
Mike Polk, Dallas Dodson, Loren Johnson, Bruce Dodson

*Offered Exclusively By:*



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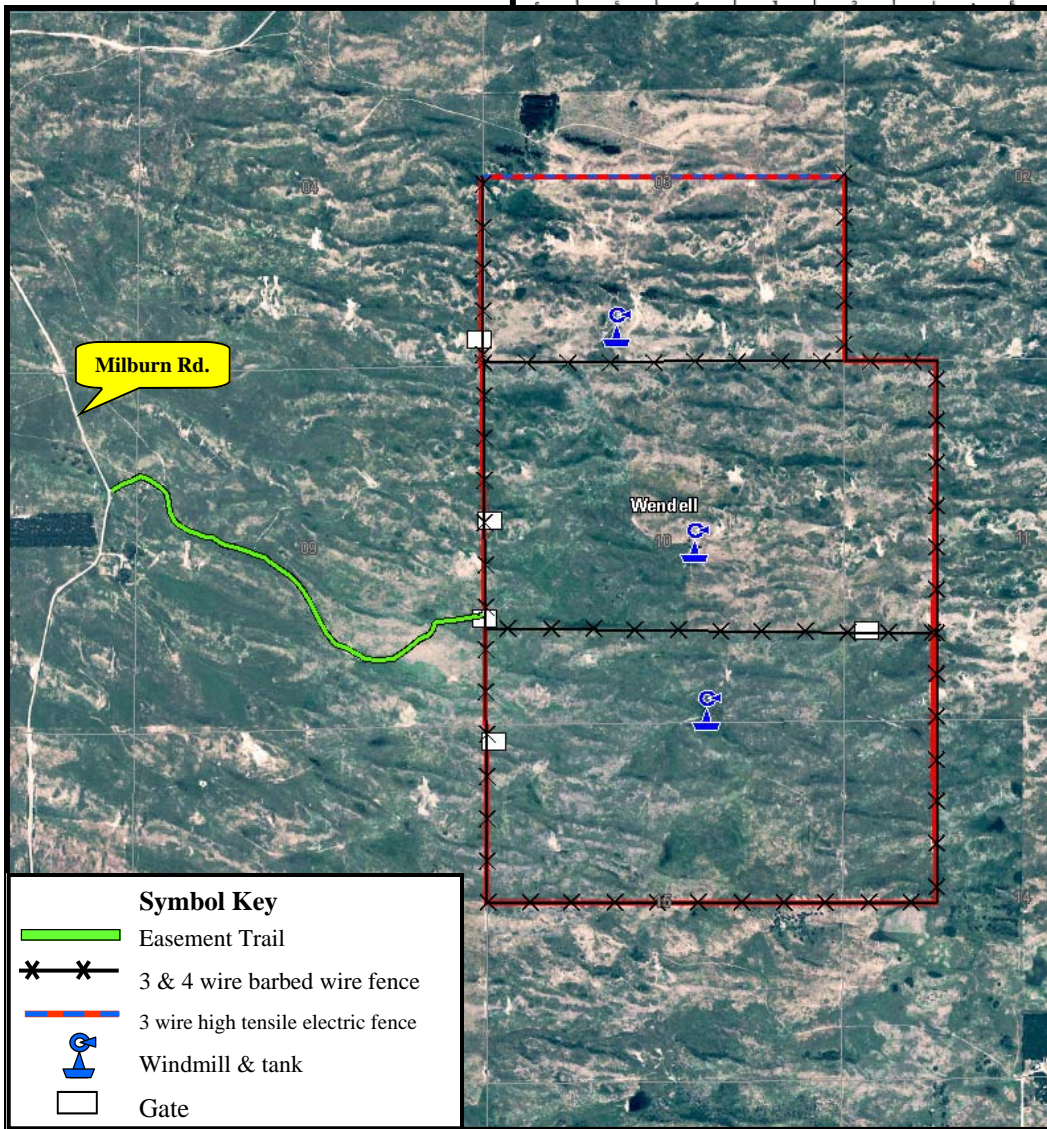
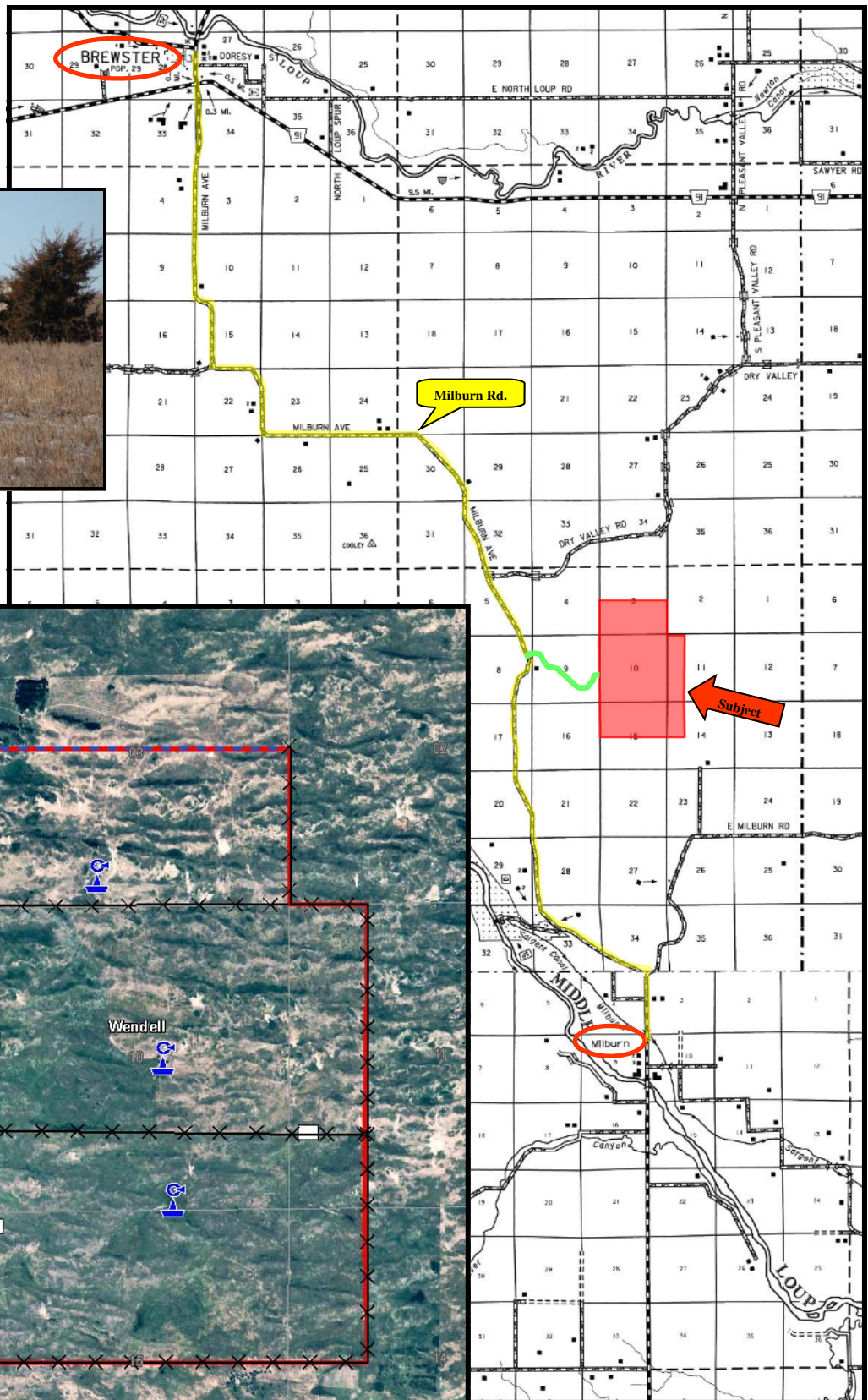
North Platte, NE 69103

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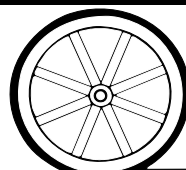
**(308) 534-9240**

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.





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