

LAND FOR SALE



Bozle Creek at Pine Ridge

Selling in 2 parcels - North & South

Location: Located in the scenic Pine Ridge area of northwest Nebraska, approximately 6 miles south of Crawford, NE.

Legal Description:

North Parcel - SE1/4NW1/4, E1/2SW1/4, SE1/4, S1/2NE1/4 of Section 10; W1/2W1/2SW1/4 of Section 11-T30N-R52W of the 6th P.M.

South Parcel - NW1/4, N1/2SW1/4, N1/2SE1/4, NE1/4 of Section 15-T30N-R52W of the 6th P.M.

Acres: **North Parcel** - 403 Tax Assessed Acres
 South Parcel - 480 Tax Assessed Acres

Taxes: **North Parcel** - 2008 taxes payable in 2009 are \$1,711.16
 South Parcel - 2008 taxes payable in 2009 are \$1,993.32

Land Use: Deep canyons and rugged terrain dominate the south parcel of this Ponderosa Pine tree forested grassland. 80 acres of non-irrigated farmland in the SW corner provide food plots for wildlife. Bozle Creek runs the full length of the north parcel as the deep canyons open up to meadows and views of the Fort Robinson area.

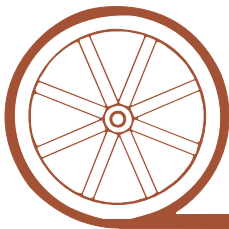
Water: Water is provided for livestock and wildlife by spring-fed Bozle Creek.

Price: **North Parcel** - \$350,000
 South Parcel - \$350,000

Comments: This is an outstanding recreational property offering deer and turkey hunting, hiking, or just viewing nature at its best. Excellent access easement off Highway 2 and 71.

Contact: **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
 Mike Polk, Loren Johnson, Bruce Dodson, Duane McClain

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

GERING OFFICE

1915 10th Street

P.O. Box 512

Gering, NE 69341

www.agriaffiliates.com

(308) 633-5505

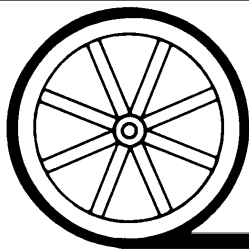
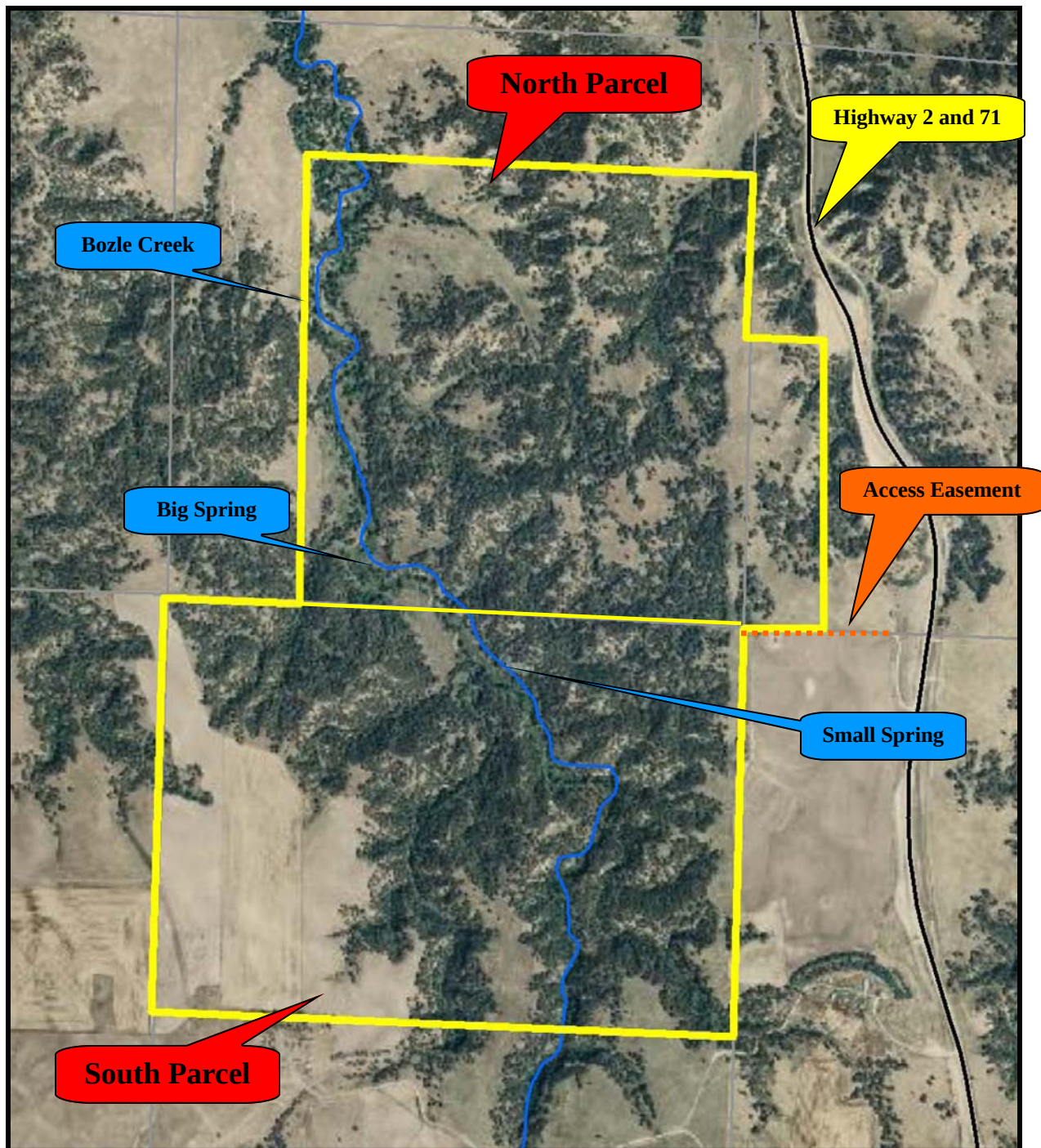
Fax (308) 633-5507

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.



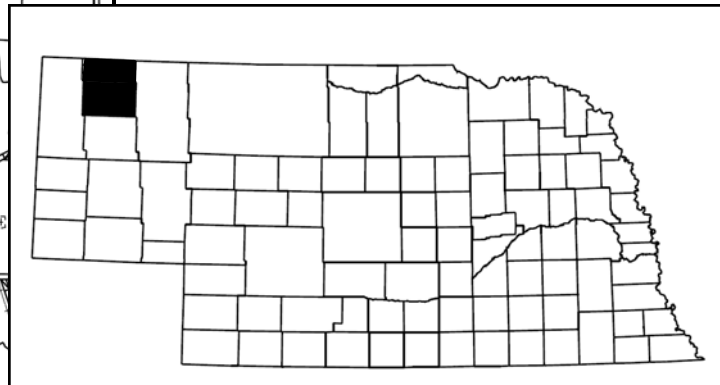
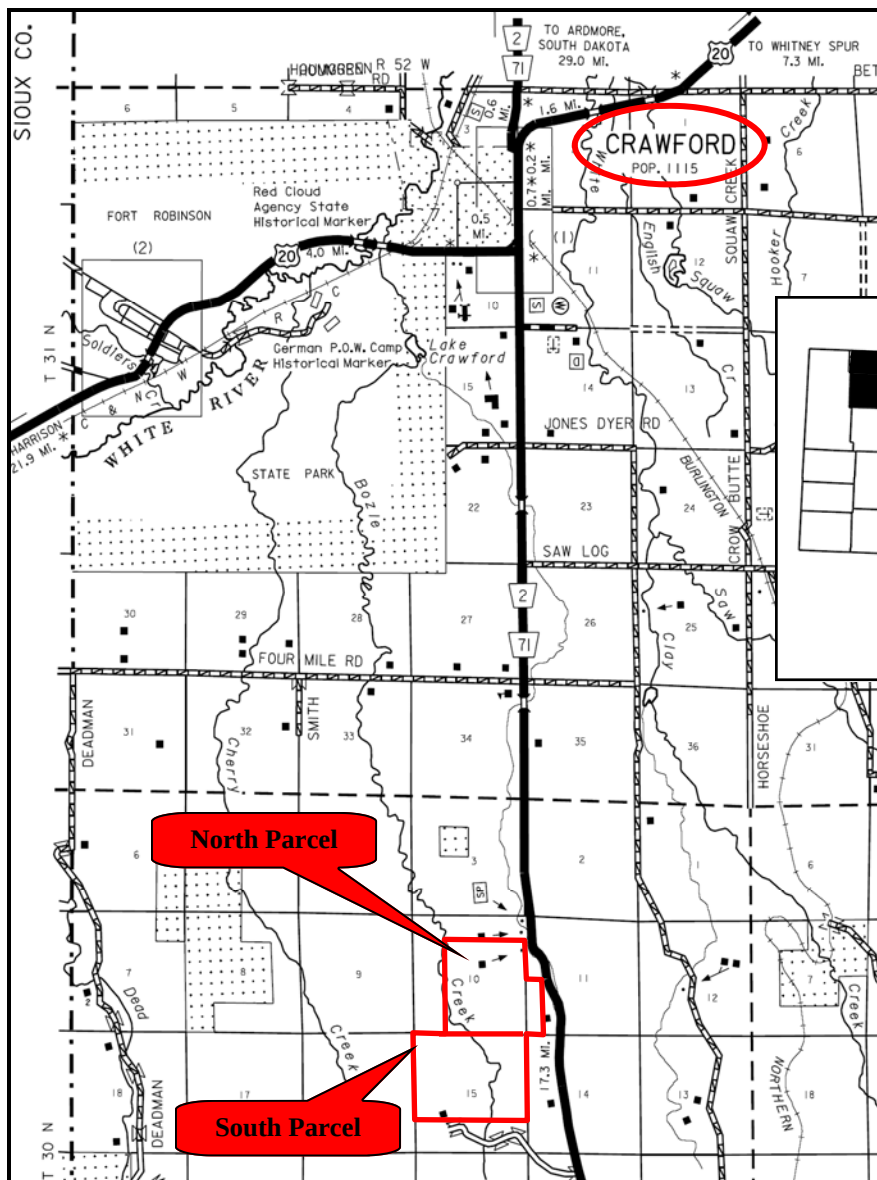


AGRI AFFILIATES, INC.

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

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

Location Map



Call: Jerry Sloan

308-631-5520

jsloan@agriaffiliates.com

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

