

# LAND FOR SALE

## Arnold Ranch



- Location:** 3 miles west of Arnold, Nebraska on Hwy 92, then 1 mile south on County Road 408.
- Legal Description:** NW1/4, W1/2W1/2NE1/4 Section 31-T17N-R25W of the 6th P.M., Custer County, Nebraska.
- Acres:** 200 Tax Assessed Acres
- Taxes:** 2016 taxes payable in 2017 - \$3,446
- Land Use:** There are 38 acres of dry cropland and the balance is in pasture with an excellent tree claim north of the corrals and building site providing good winter protection.
- Improvements:** The 1,400 sq. ft. home constructed in 2007 includes central air & a propane furnace and a 400 sq. ft. finished basement. The house has 3 bedrooms, 3 bathrooms, living room, dining area, kitchen & utility room upstairs. The basement has a great room with a wood burning stove, large Toshiba TV, a wet bar, and one bathroom with a shower, as well as lots of storage space. The house includes a 576 sq. ft. 2 car attached garage, covered front porch and a nice wooden deck on the north side of the house. Nice yard with a children's swing set and jungle gym. There is a 48'X40'X14' slant-wall steel building with concrete floor, 2 grain bins, corrals and miscellaneous outbuildings.
- Price:** \$450,000
- Comments:** This is a beautiful home with school bus service to the front door. Located just 4.5 miles from Arnold. There is excellent mule deer and turkey hunting on this property.

**Showing by appointment only**

**Contact:**

**Mike Polk; Co-Listing Agent**  
308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
**Brad Atkins; Co-Listing Agent**  
308-530-9012 or [batkins@agriaffiliates.com](mailto:batkins@agriaffiliates.com)  
Tony Eggleston, John Childears, Bruce Dodson,  
Don Walker, Chase Dodson, Brian Reynolds

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**

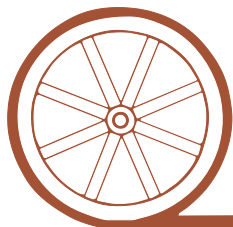


**Mike Polk,**  
Co-Listing Agent



**Brad Atkins,**  
Co-Listing Agent

*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**

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





**Family Room**



**Basement Wet Bar**



**Kitchen**



**Dining Room**



**Master Bedroom**



**Laundry Room**



**2 Car Attached Garage**



**Pasture**



**Slant-Walled Steel Building**



**Dry Cropland**



