

LAND FOR SALE

Garden County Hunting Farm



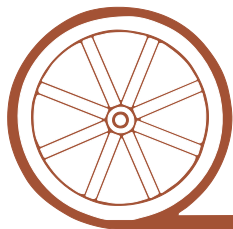
- Location:** 2 miles west of Lewellen, Nebraska on County Road 48.
- Legal Description:** Lots 1, 2, 3, 4, 5 & NE1/4SE1/4 Section 24; Lot 1 Section 25 all in T16N-R43W and a tract in the NE1/4 Section 30-T16N-R42W of the 6th P.M., and all accretions thereto in Garden County, Nebraska.
- Acres:** 307.52 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$4,555
- Land Use:** Irrigated corn and hay production with excellent duck, goose, turkey, pheasant, deer and elk hunting along 1 1/2 miles of the North Platte River Garden County Game Refuge.
- FSA Info:** 161.59 acres cropland with 63.8 Ac Corn Base at 114 Bu yield, 15.5 Ac Wheat Base at 38 Bu yield, 7.8 Ac Grain Sorghum Base at 80 Bu yield and 6.8 Ac Oats Base at 38 Bu yield.
- Irrigation:** This property has both well and Union Ditch water rights. The well is NE Well Reg. #G-119697 drilled in November 2002. It shows 101.79 Certified Irrigated Acres. The Union Ditch has 250 acre feet assigned to this property. There is a 2003 10-tower Valley electric pivot with an Isuzu diesel engine and Sargent pump. The Union Ditch Water delivery is piped to the northeast corner of the SE1/4 and underground.
- Improvements:** 2,193 sq ft house totally remodeled and added onto in 2006. Four bedroom, 2 bathrooms with electric radiant heat and covered porch on 3 sides of house.
- Price:** \$1,500,000
- Comments:** This type of property seldom comes on the open market. It has superb duck, goose, turkey, deer and elk hunting supplemented with good farm income. The remodeled house makes an excellent hunting lodge with very scenic views of the North Platte River and the Ash Hollow Bluffs.
- Contact:** Mike Polk, Listing Agent; 308-539-4446 or mike@agriaffiliates.com
Roger Luehrs, Bruce Dodson, John Childears, Brian Reynolds
Don Walker, Tony Eggleston, Chase Dodson

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

Offered Exclusively By:

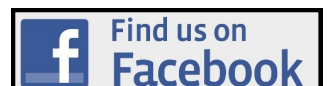


AGRI AFFILIATES, INC.

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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.





Kitchen



Living Room



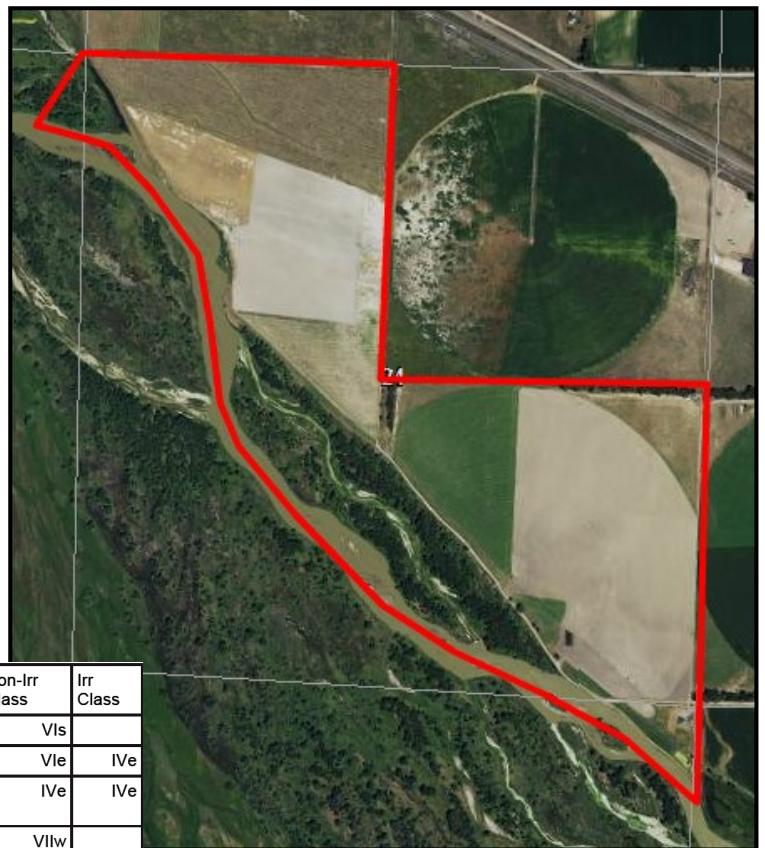
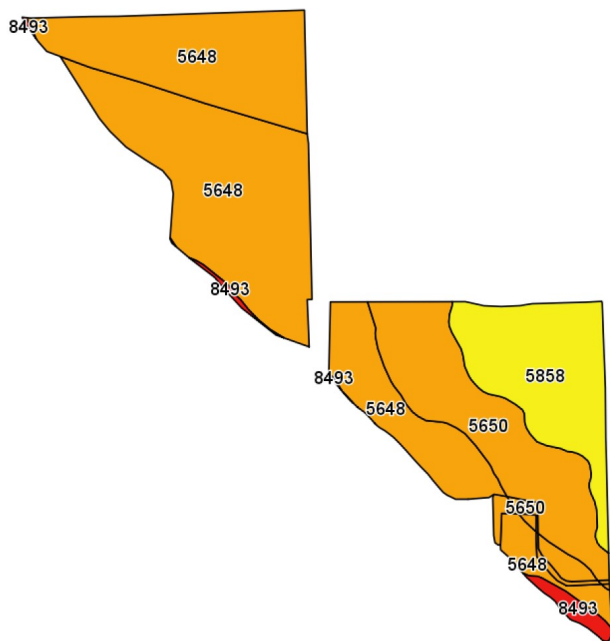
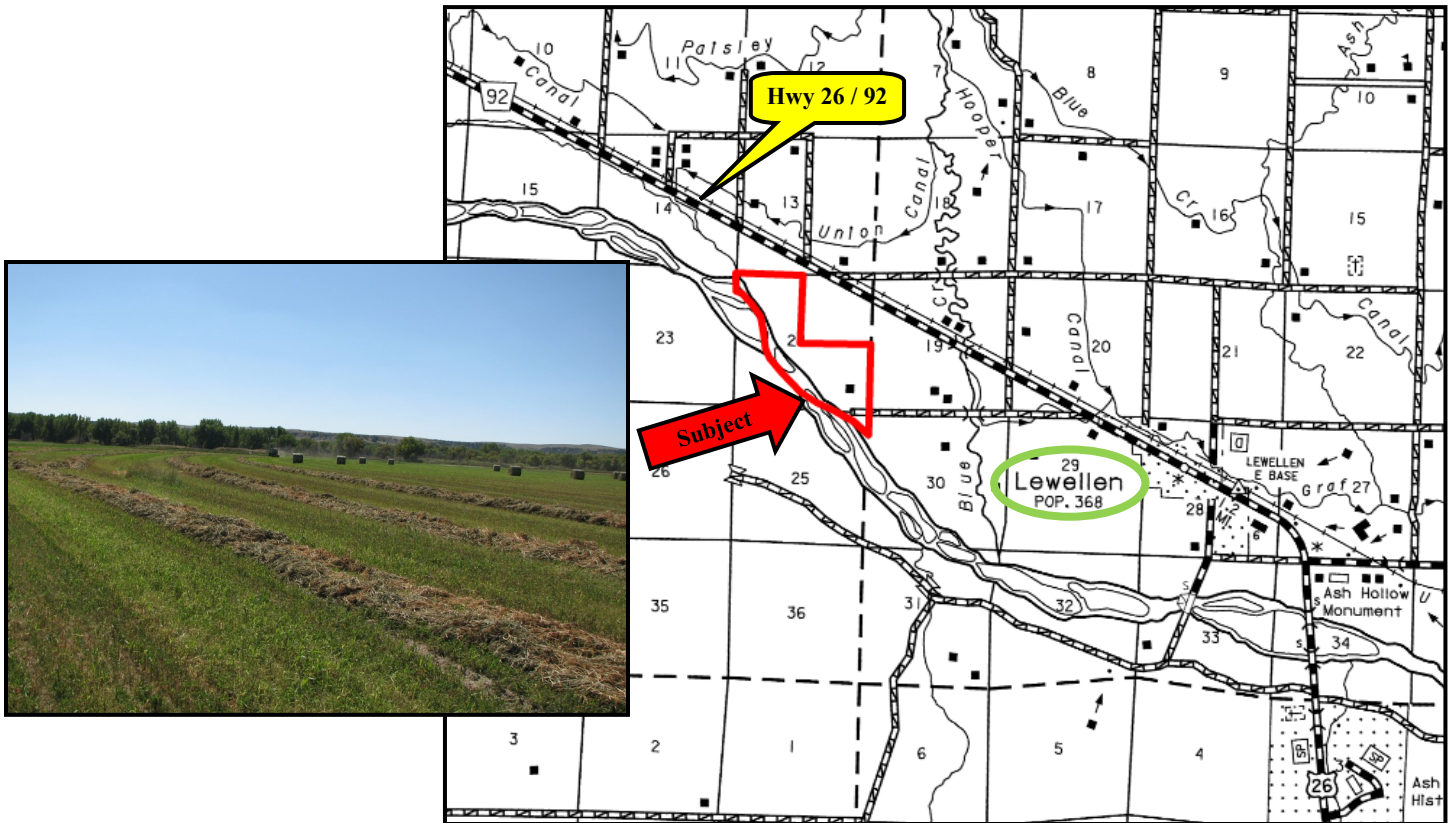
Bedroom



Bathroom

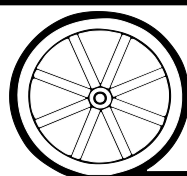


**Elk killed
September 2014**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
5648	Jankosh loam, rarely flooded	129.04	62.2%		Vis	
5650	Lemoyne sand, rarely flooded	39.52	19.1%		VIe	IVe
5858	Scoville loamy fine sand, 0 to 3 percent slopes	35.25	17.0%		IVe	IVe
8493	Gothenburg loamy sand, frequently flooded	3.63	1.7%		VIIw	

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