

LAND FOR SALE



Platte Recreation

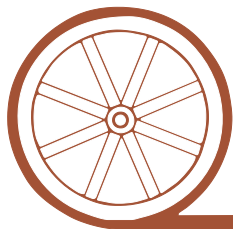
- Location:** 4.5 miles southeast of the Maxwell, Nebraska I-80 interchange, on East Island Road. Excellent county road access, yet very private and secluded property.
- Legal Description:** Part W1/2 Section 11-T12N-R28W together with accretions, in Lincoln County, Nebraska.
- Acres:** 158 tax assessed acres, including accretion areas.
- Taxes:** 2016 real estate taxes \$2,507.
- Land Use:** Cropland, rangeland, river accretion. Includes 3 registered irrigation wells; excellent hunting and recreation areas in accretion along south channels of the Platte River. **This property includes 55.4 Certified Irrigated Acres in the Twin Platte NRD that can be moved to other properties.**
- Price:** \$250,000 for real estate; \$100,000 for Certified Irrigated Acres.
- Comments:** Cropland with rangeland and excellent accretion area for hunting & recreation. Great area for turkey, deer, and family fun. Certified Acres can be moved within Twin Platte.
- Contact:** **John Childears; Listing Agent 308-539-4450 or john@agriaffiliates.com**
Mike Polk, Don Walker, Dallas Dodson, Tony Eggleston, Brad Atkins,
Bruce Dodson, Brian Reynolds, Chase Dodson



John Childears,
Listing Agent

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