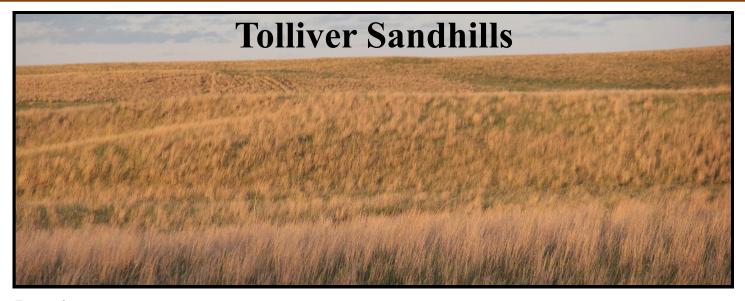
LAND FOR SALE



Location: At the junction of NE #92/ NE #97, just 4 miles east of Tryon, Nebraska or 25 miles northwest of

North Platte.

Legal

Description: N1/2 except the NE1/4NE1/4 Section 21-T18N-R31W of the 6th P.M., McPherson County, NE.

Acres: 277.6 tax assessed acres

Taxes: 2016 taxes payable in 2017 - \$981

Land Use: Entirely sandhills rangeland in one pasture.

Water: Livestock water provided by windmill with steel tower, large bottomless tank.

Access: NDOT has issued a permit to construct property access from the west side of NE #97; 1,790 ft

south of the section line.

Price: \$350,000

Comments: Sandhills range on excellent terrain, undulating in center and sloping to

elevations east and west. One windmill in near center. Three and 4 barbed wire fence on mixed posts, all in good condition. Bisected by double H-pole transmission line. Excellent location and access bordering NE #97. Rangeland has

excellent grass cover. All mineral rights are reserved to Seller.

Contact: John Childears; Listing Agent 308-539-4450 or john@agriaffiliates.com

Mike Polk, Tony Eggleston, Bruce Dodson, Brad Atkins, Don Walker,

Brian Reynolds, Chase Dodson

Agri Affiliates—Providing Farm, Ranch Real Estate Services

la Mason

John Childears, Listing Agent

Offered Exclusively By:



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.

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