

LAND FOR SALE

Tolliver Sandhills



- 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



John Childears,
Listing Agent

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