

LAND FOR SALE



Platte River Gem

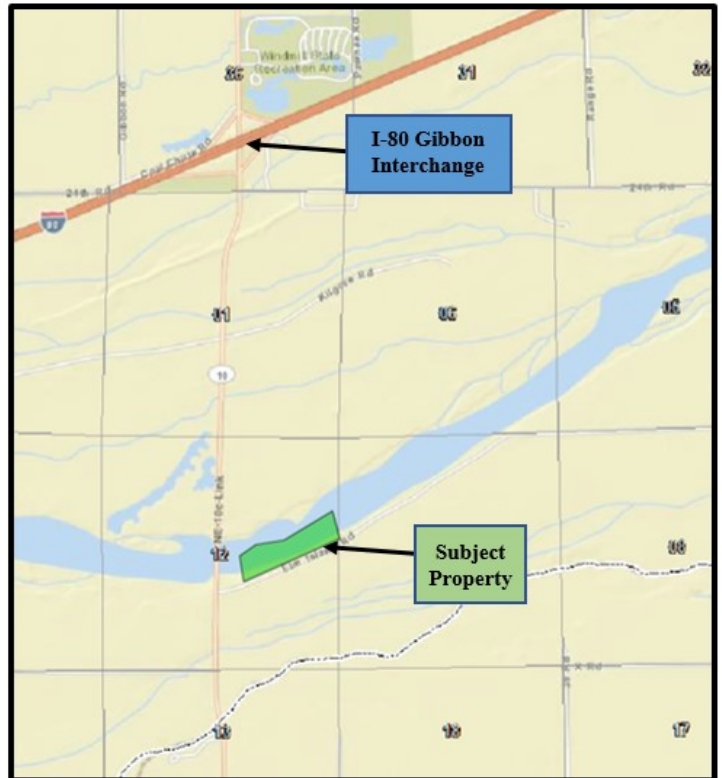
LOCATION: 2 miles south of the Interstate 80—Gibbon Exit, on Highway 10C/Lowell Road, or 5 miles south of Gibbon; then just east on Elm Island Road.

LEGAL DESCRIPTION: A parcel of land located in Government Lots 7 and 8, and the accretion land adjacent to Government Lots 7 and 8 in Fractional Section 12, Township 8 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska. [23.91 tax-assessed acres].

COMMENTS: This tract affords many recreational and migratory bird hunting opportunities, with its river bottom land, islands, and Platte River channels.

LIST PRICE: **\$107,500.00**

CONTACT: Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
www.agriaffiliates.com
(402) 519-2777



**PROPERTY
DESCRIPTION:**

3.8 deeded acres, plus the adjoining 20.1 acres of accretion and river. Fantastic access to a hunter or recreationalist's dream spot.

**REAL ESTATE
TAXES:**

2016 Real Estate Tax - \$159.64



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.