

LAND FOR SALE

North Platte Hunting Farm

Location:

On the eastern edge of North Platte, Nebraska, just 1/2 mile east of Newberry Access on Golden Road.



Legal Description:

Pt. N1/2NW1/4, Pt. Gov't Lots 1, 3, 4 & 5 in Section 12-T13N-R30W of the 6th P.M., Lincoln County, Nebraska.

Acres:

101.93 tax assessed acres

Taxes:

2017 taxes payable in 2018 - \$2,026.44

Land Use:

Hay meadow, irrigated pasture, duck blind, goose pit and tree stand. There are 15 acres in a Wetland Reserve Program, but still available to hunt during deer, turkey, duck and goose seasons. There are 2 ponds on the property.

Irrigation Info:

43.57 Certified Irrigated Acres in the North Platte NRD. NE Well Reg. #G-036993 set up to pump 800 GPM from 60'. There is a 4 tower Valley electric pivot. Well was rebowled 4 years ago. 50 HP electric motor with underground pipe to pivot and two hunting ponds.

Price:

~~\$435,000~~ **Price Reduced \$395,000**

Comments:

This is an excellent hunting property sitting between the North Platte and South Platte Rivers within 5 minutes of North Platte. Private road access. The pivot and hay meadow give the land owner a nice income. Current use has been haying the meadow early and grazing the pivot and meadow after the hay was put up. Owner has been getting \$60/pair/month for 35 pair for summer grazing season and selling hay.

Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

Offered Exclusively By:



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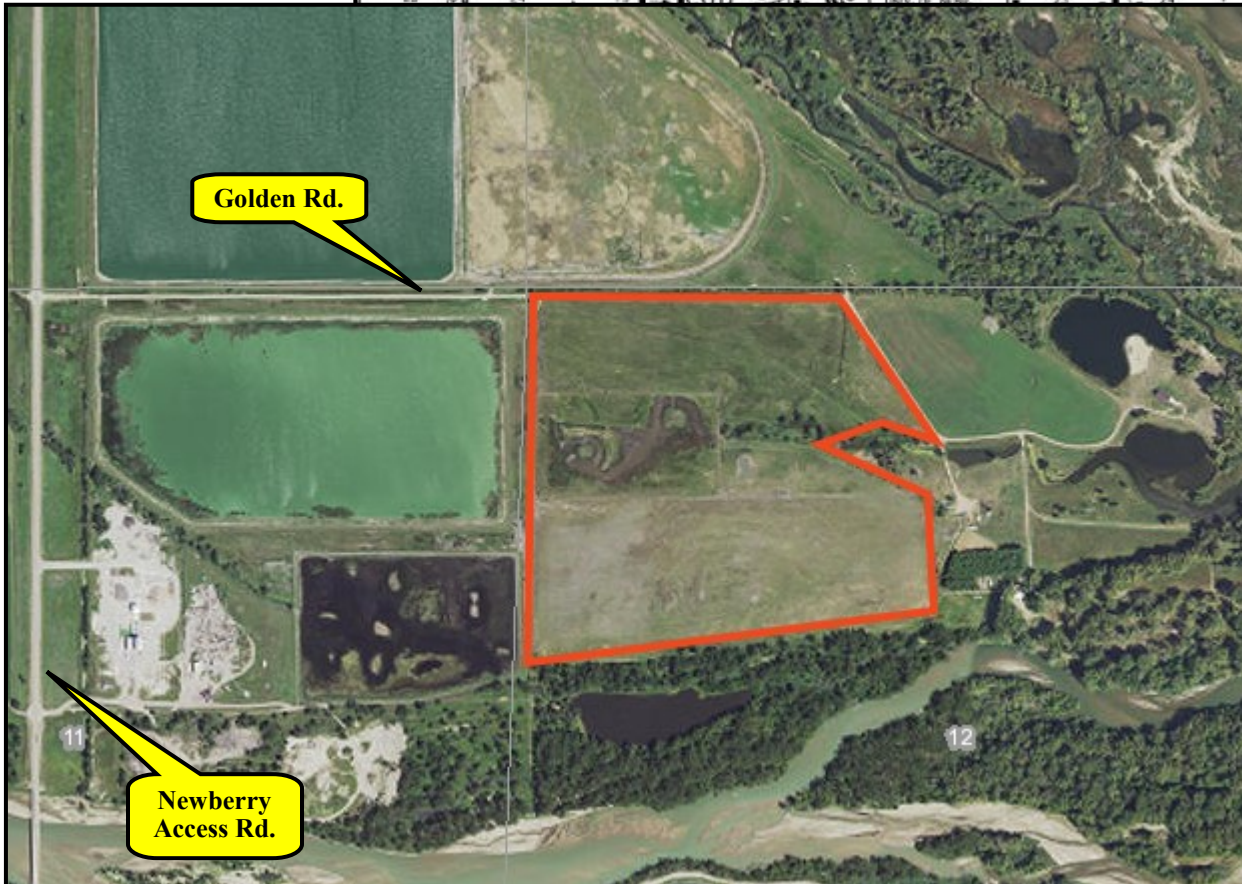
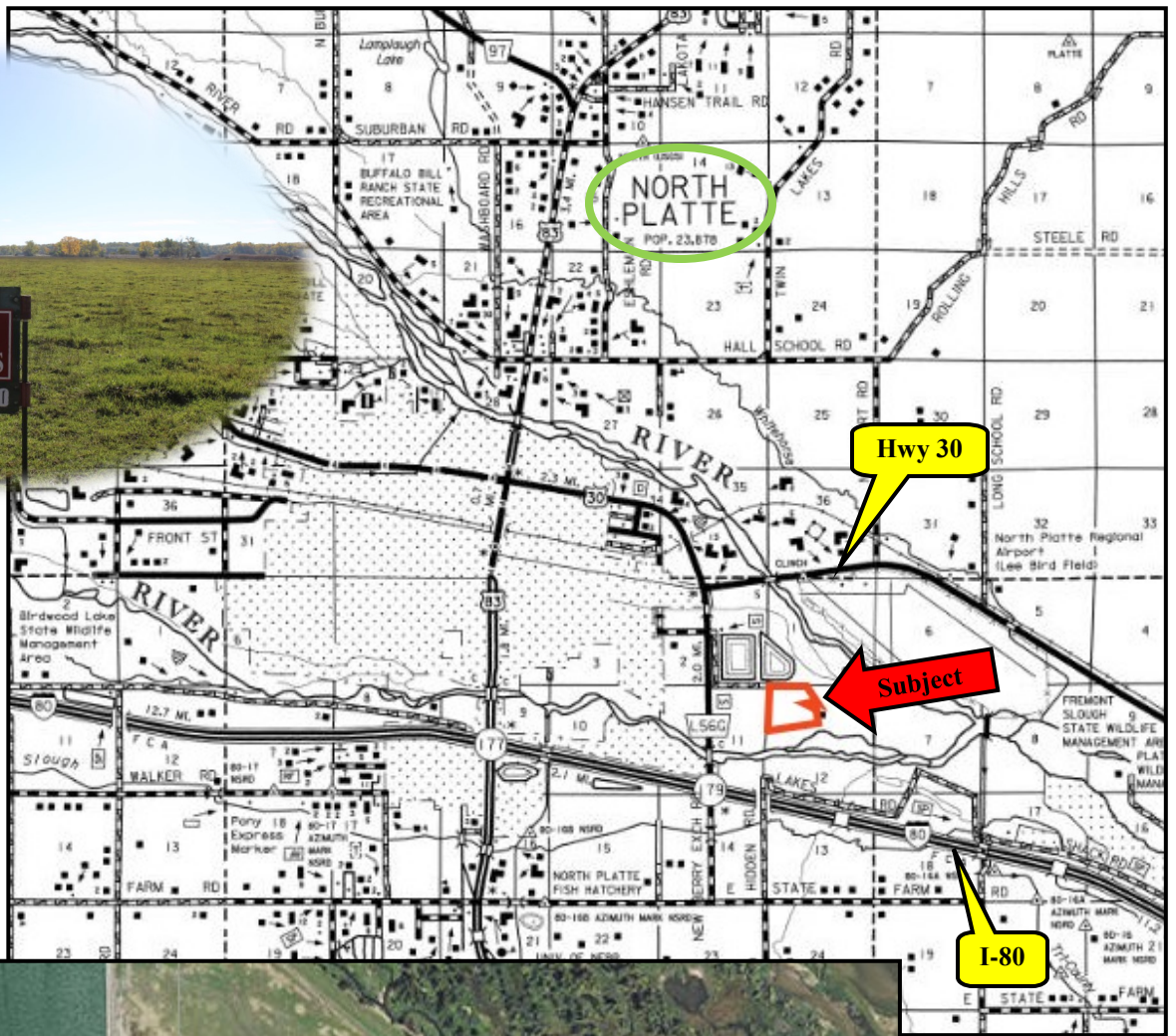
Between the pivot irrigated ground, the hay meadows, proximity to the river channels and the ponds, the hunting possibilities are endless with deer, turkey, duck and geese.



With two ponds on the property, the waterfowl are ever present.

The goose pit, duck blind and deer stand blind provide great hunting opportunities between the North Platte and South Platte Rivers.





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