

# LAND FOR SALE

## Lake Mac Dryland Ogallala, Nebraska

### Location:

From Ogallala, Nebraska, 2 miles west on Hwy 30, 3 miles north on Hwy 26, 8 miles west on Hwy 26, and then 1 mile north on county road to the property.

### Legal Description:

A surveyed Tract in S1/2 Section 3; A surveyed tract in SE1/4, and a tract in the SW1/4SW1/4 Section 4; Tract in NW1/4NW1/4 Section 10-T14N-R40W of the 6th P.M., Keith County, Nebraska.

### Acres:

160.84 tax assessed acres

### Taxes:

2017 taxes payable in 2018 - \$1,855.68

### Land Use:

Dryland that was fall tilled. **Immediately available for new owner.**

### Soils:

92% Class II Kuma and Keith loams.

### Price:

**\$228,000**

### Comments:

This is a productive tract of dryland with good access. Fantastic views from the south rim of the North Platte River valley overlooking Lake McConaughy. Provides opportunity for homestead, or cabin, with scenic overlook. Recreational opportunity abound with Lake Mac.

### Contact:

**Bruce Dodson, Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**

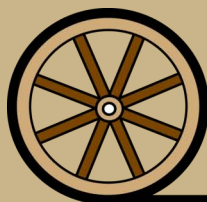
Mike Polk, John Childears, Chase Dodson, Don Walker, Tony Eggleston, or Brian Reynolds



**Bruce Dodson,**  
*Listing Agent*

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**

*Offered Exclusively By:*



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*Providing Farm - Ranch Real Estate Services*

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

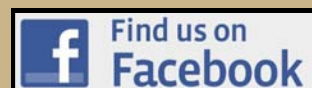
North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

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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.





**Views of the  
North Platte River  
Valley**

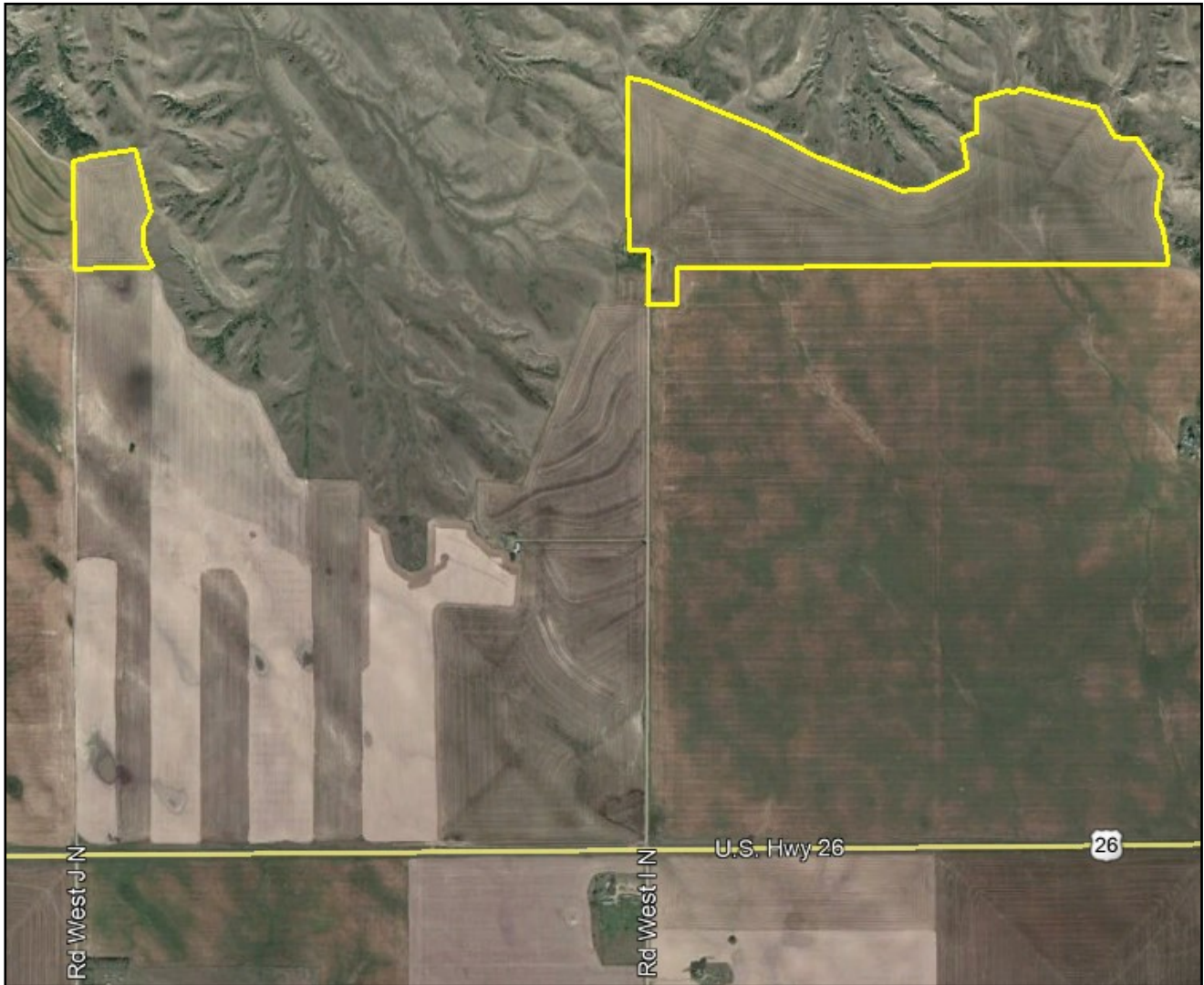


**Views of  
Lake McConaughy**



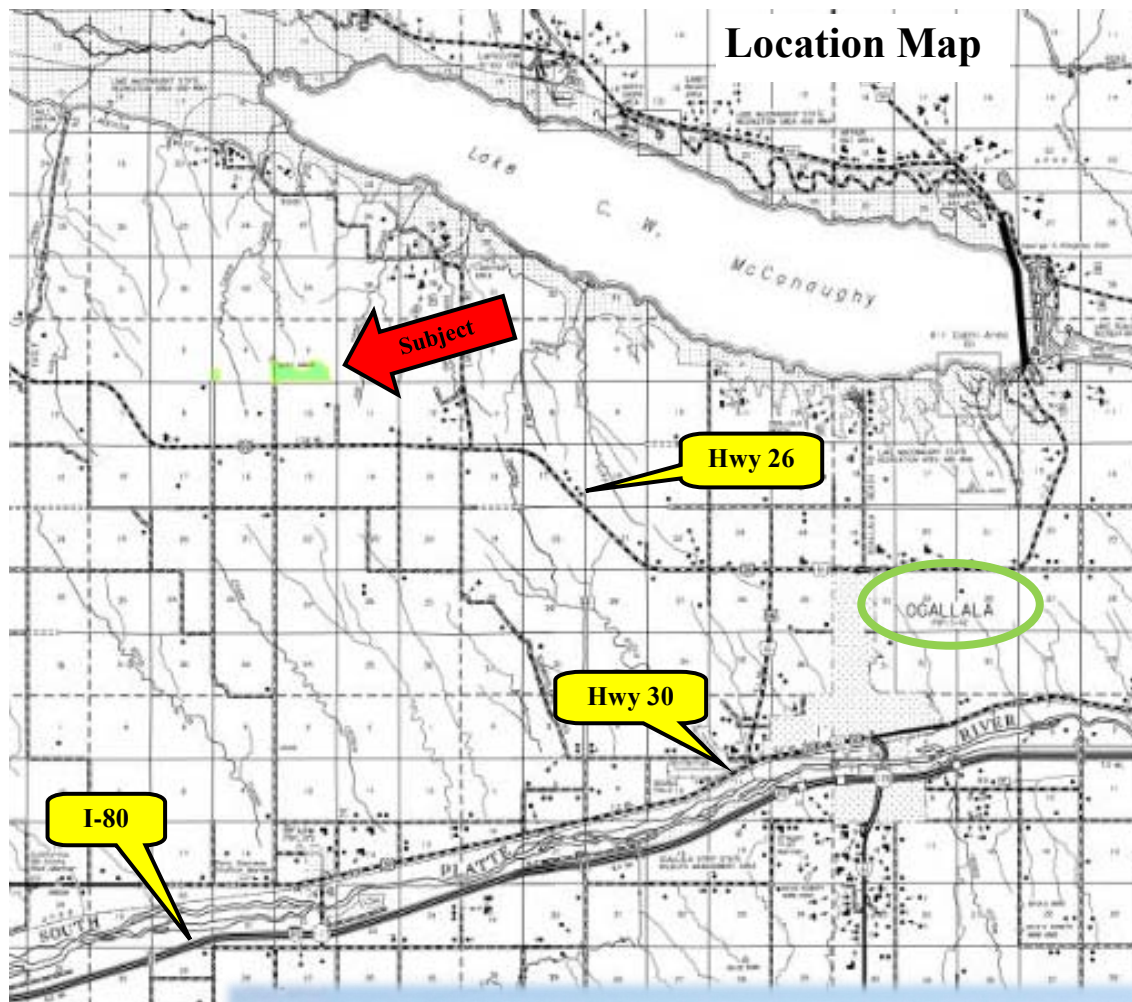
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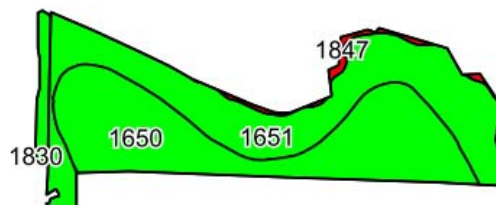


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## Soils Information



Area Symbol: NE101. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c
1651	Kuma loam, 1 to 3 percent slopes	69.78	45.6%		Ile
1650	Kuma loam, 0 to 1 percent slopes	65.60	42.9%		Iic
1621	Keith loam, 3 to 6 percent slopes	8.64	5.6%		IIle
1618	Keith loam, 1 to 3 percent slopes	5.80	3.8%		Ile
1847	Suico loam, 30 to 60 percent slopes	3.17	2.1%		Vile



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