

LAND FOR SALE

Elk Canyon Range *Lincoln County, NE*



Location:

From the Maxwell, Nebraska I-80 interchange the property is located 10 miles south on Cottonwood Road, then approximately 1 mile southwest on Effenbeck Road.

Legal Description:

All Section 19-T11N-R28W of the 6th P.M., Lincoln County, Nebraska.

Acres:

644.20 tax assessed deeded acres

Taxes:

2018 taxes payable in 2019 - \$5,569.78

Land Use:

Property is entirely canyon rangeland.

Water:

Livestock water is provided by a solar pump. An EQIP application provides for an additional well and pipeline to new tank sites.

Price:

\$634,500 (\$985/acre)

Comments:

Productive hard land range site, with excellent wildlife habitat for elk, deer, and turkey. Located adjacent to the Nebraska Game & Parks Wapiti Wildlife Management Area open to public hunting. The property is protected by a conservation easement held by the Nebraska Land Trust. EQIP contracts are in place to provide additional livestock water. Removal of encroaching eastern red cedar has greatly enhanced the range productivity.

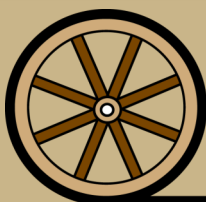
Contact:

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

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

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

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NORTH PLATE OFFICE

P.O. Box 1166

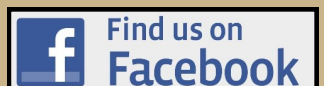
401 Halligan Drive

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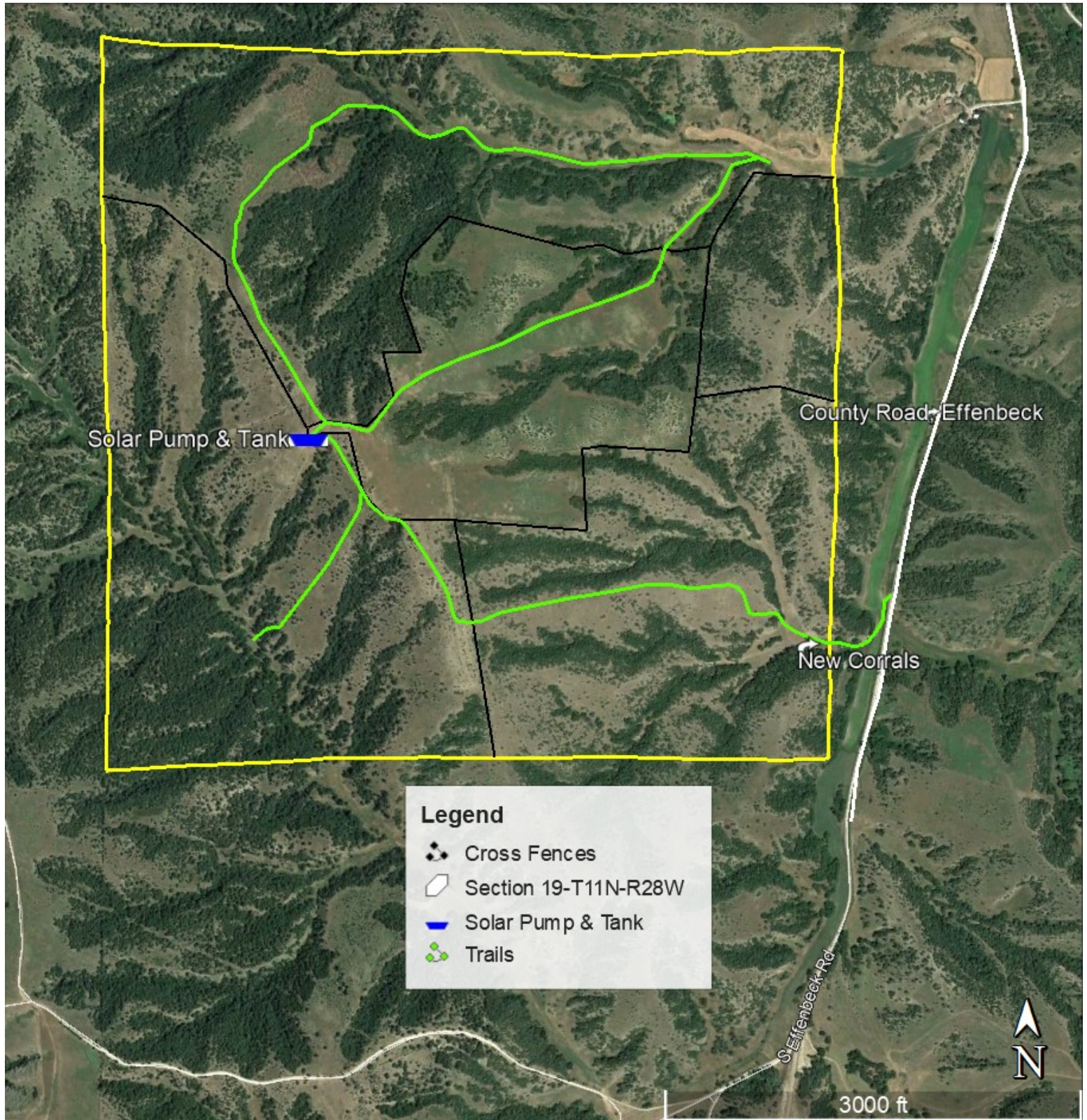


New corral located in the southeast corner of the property.

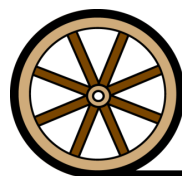


Elk Canyon Range

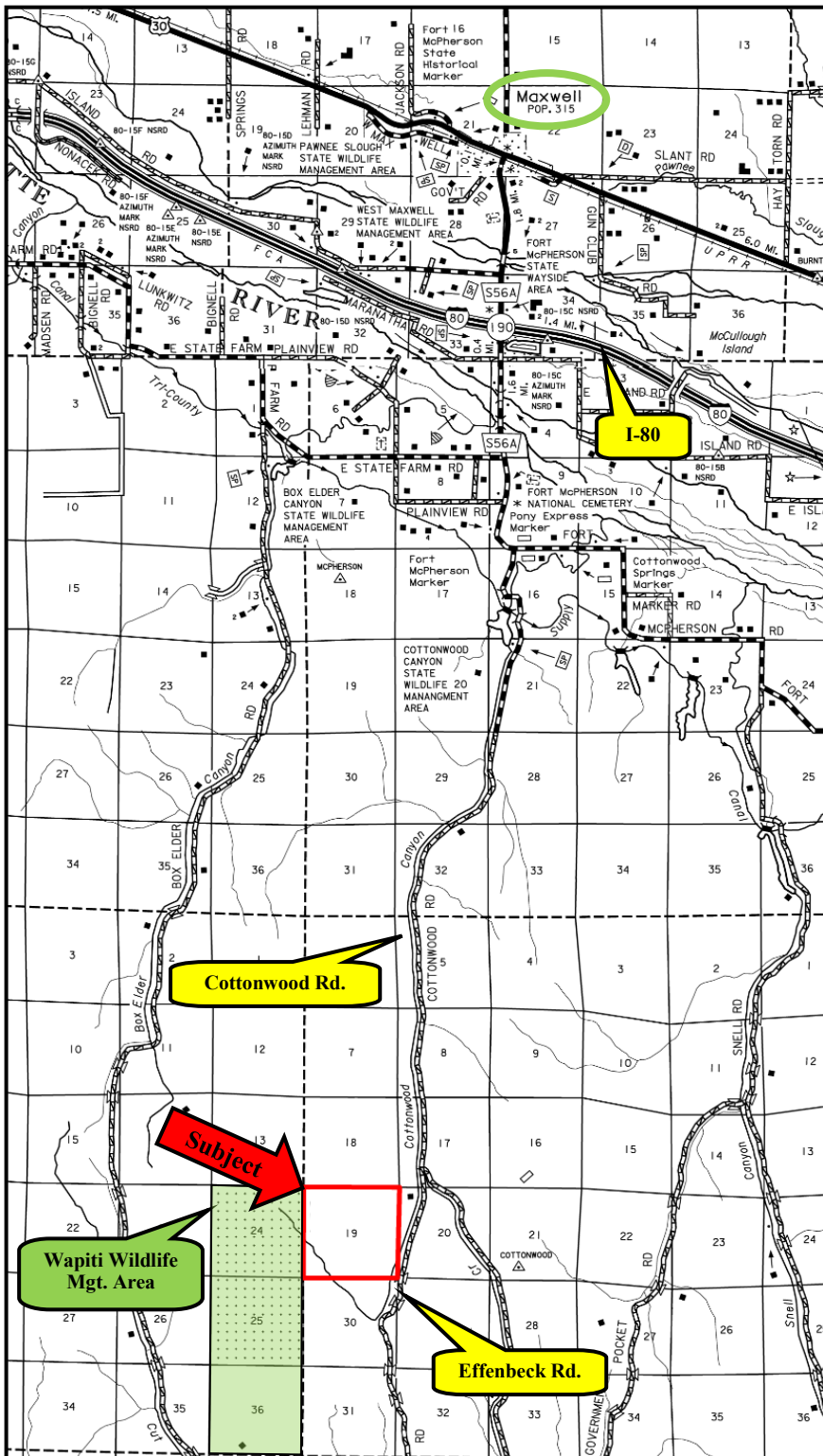
Lincoln County, NE



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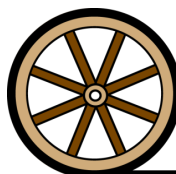
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