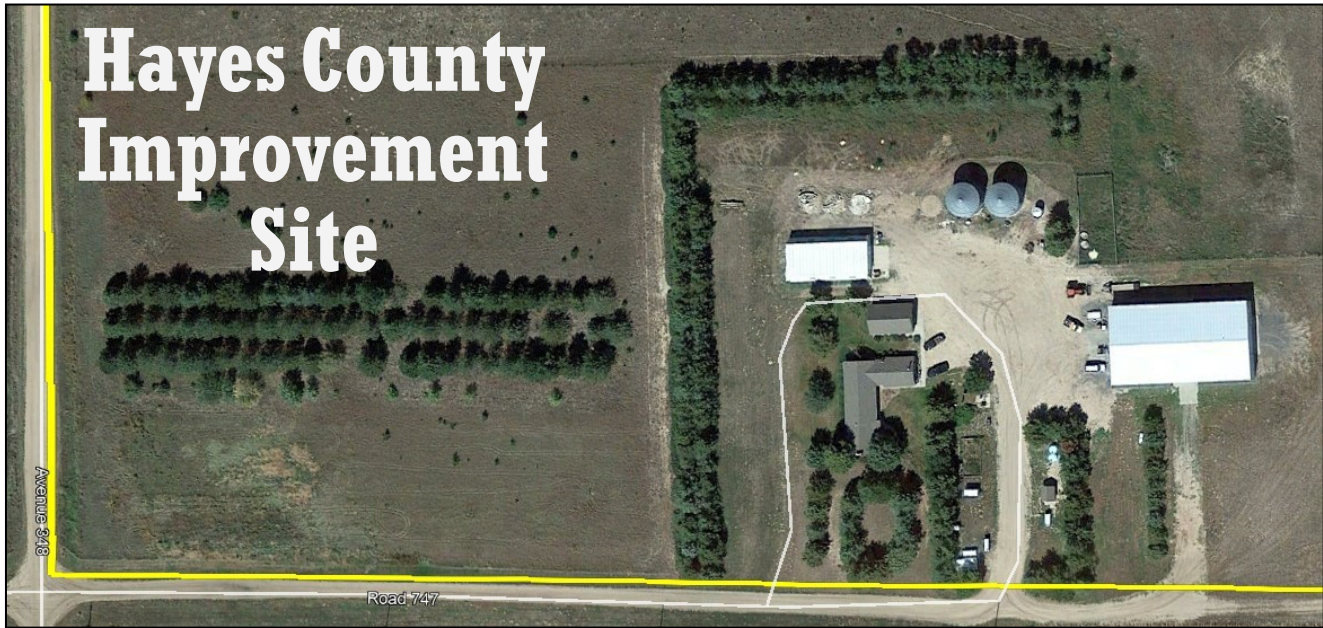


# LAND FOR SALE



**Location:**

From Grafton, Nebraska, 8 miles south on NE25/Rd. 351 turns to Ave. 350 continue south for 1 mile. Head west on Rd. 749 for 2 miles then south on Ave. 340 for 2 miles, and east on 747 1/2 mile.

**Legal Description:**

SW1/4 Sec. 17-T8N-R35W of the 6th P.M., Hayes County, Nebraska

**Acres & Taxes:**

159 tax assessed acres; 2018 tax payable in 2019 - \$3,621.54

**Price:**

**\$440,000.00**

**Comments:**

Beautifully updated ranch style home with 2,880 sq.ft., 3 bed, 2 bath, and 2 car detached garage. Slant wall 38'x70' building w/concrete floor, Machine storage/shop 70'x125' with 18' sidewall and apartment. All on a 1/4 of grassland.

**Contact:**

**Bruce Dodson - 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Chase Dodson, John Childears, Don Walker, Tony Eggleston,  
Brian Reynolds, Roger Leuhrs, Brad Atkins



**Bruce Dodson, AFM**  
Listing Agent



*Offered Exclusively By:*

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

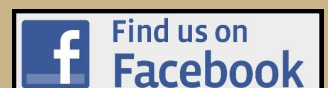
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

**NORTH PLATTE OFFICE**

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401 Halligan Drive  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244



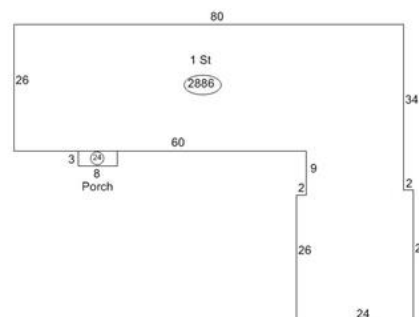


# Home - 2,880 sq. ft.

Ranch style home with 3 bed, 2 bath, finished 2-car garage 24'x36'.



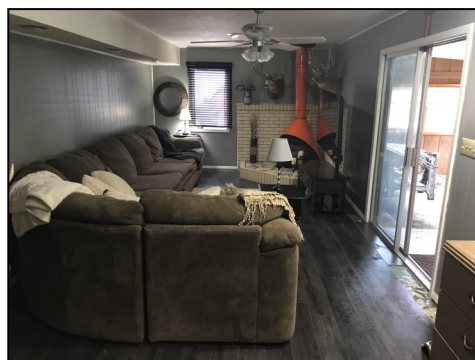
Assessor's Sketch-Floor Plan



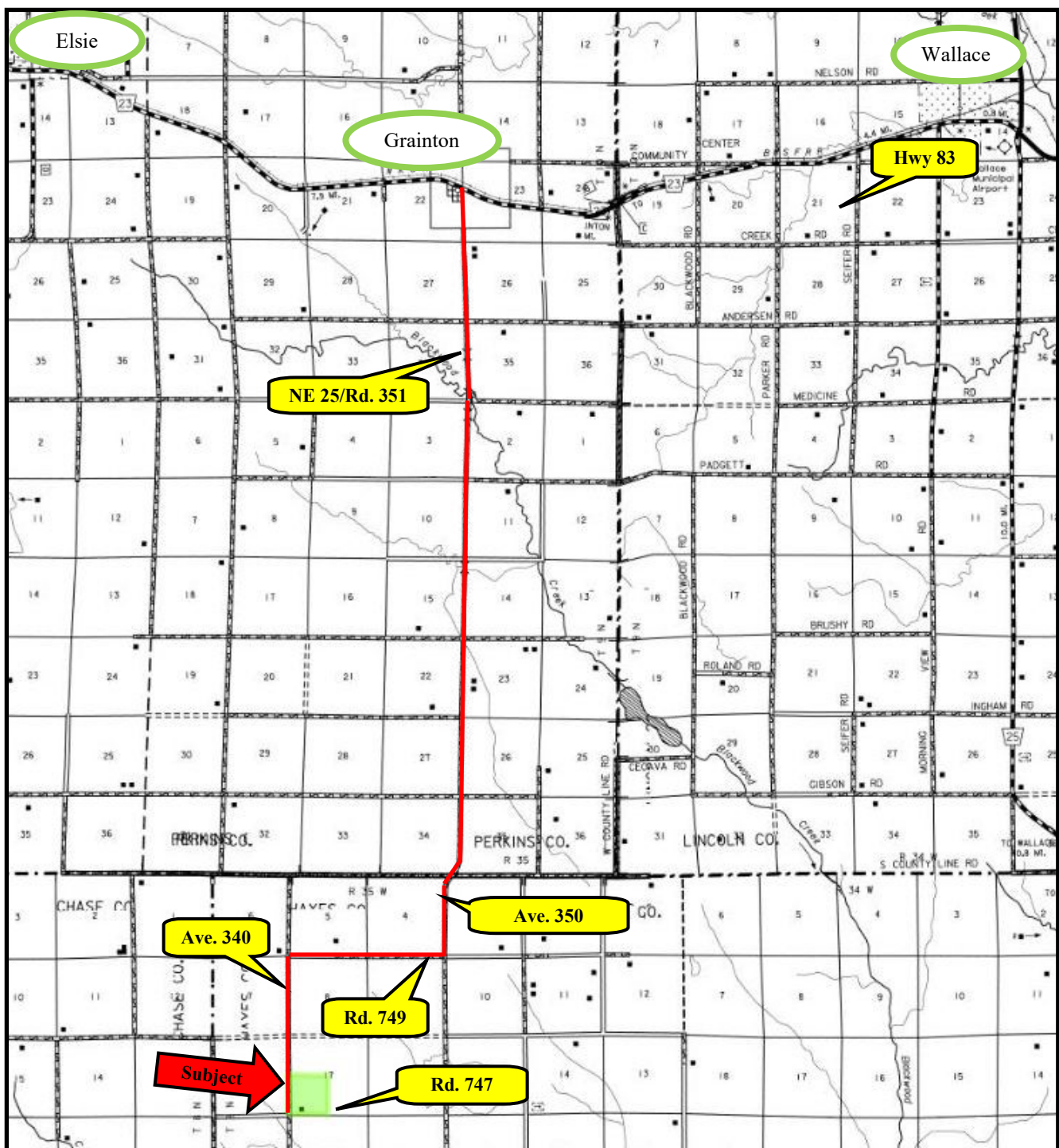
Beautifully updated kitchen, dining room, and living room.



Remodeled kitchen with new cabinetry.







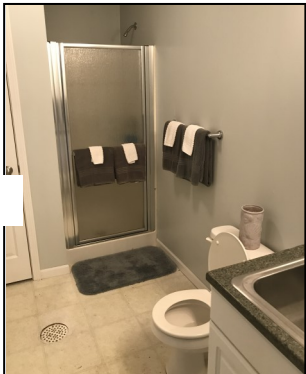




Ultramodern Machine storage building and shop with radiant heat, 30' overhead door,...



... and finished apartment, 12'x24'.



2-14,000 bushel grain bins.



Slant wall building, 38'x70'

Offered by-



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