

LAND FOR SALE

ELLISON RANGE

PRICE REDUCED

Location:

From Gothenburg, Nebraska, 6 miles east on Rd. 767, then north on Rd. 418 (turns to Roten Valley Rd. in Custer County) for 7.5 miles. Road borders property on the east side. From Cozad, Nebraska, 5 miles north on Newell St./Rd. 421, then west on Rd. 767 for 4 miles and north on Rd. 418 for 7.5 miles.

Legal Description:

SW1/4 Sec. 26; NW1/4 Sec. 35-T13N-R24W of the 6th P.M., Custer County, NE

Acres & Taxes:

321 tax assessed acres; 2018 tax payable in 2019 - \$3,056.06

Price:

~~\$539,000.00~~ **REDUCED! \$507,000.00**

Comments:

Includes all owned fences and livestock watering equipment. Subject to the 2019 grazing lease expiring November 1st, 2019.

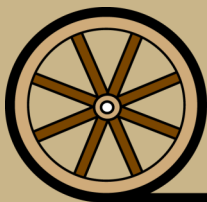
Contact:

Bruce Dodson - 308-539-4455; bruce@agriaffiliates.com

Mike Polk, Chase Dodson, John Childears, Don Walker,
Tony Eggleston, Brad Atkins, Brian Reynolds, Roger Leuhrs



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

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

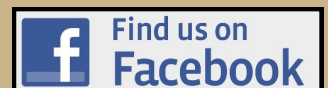
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

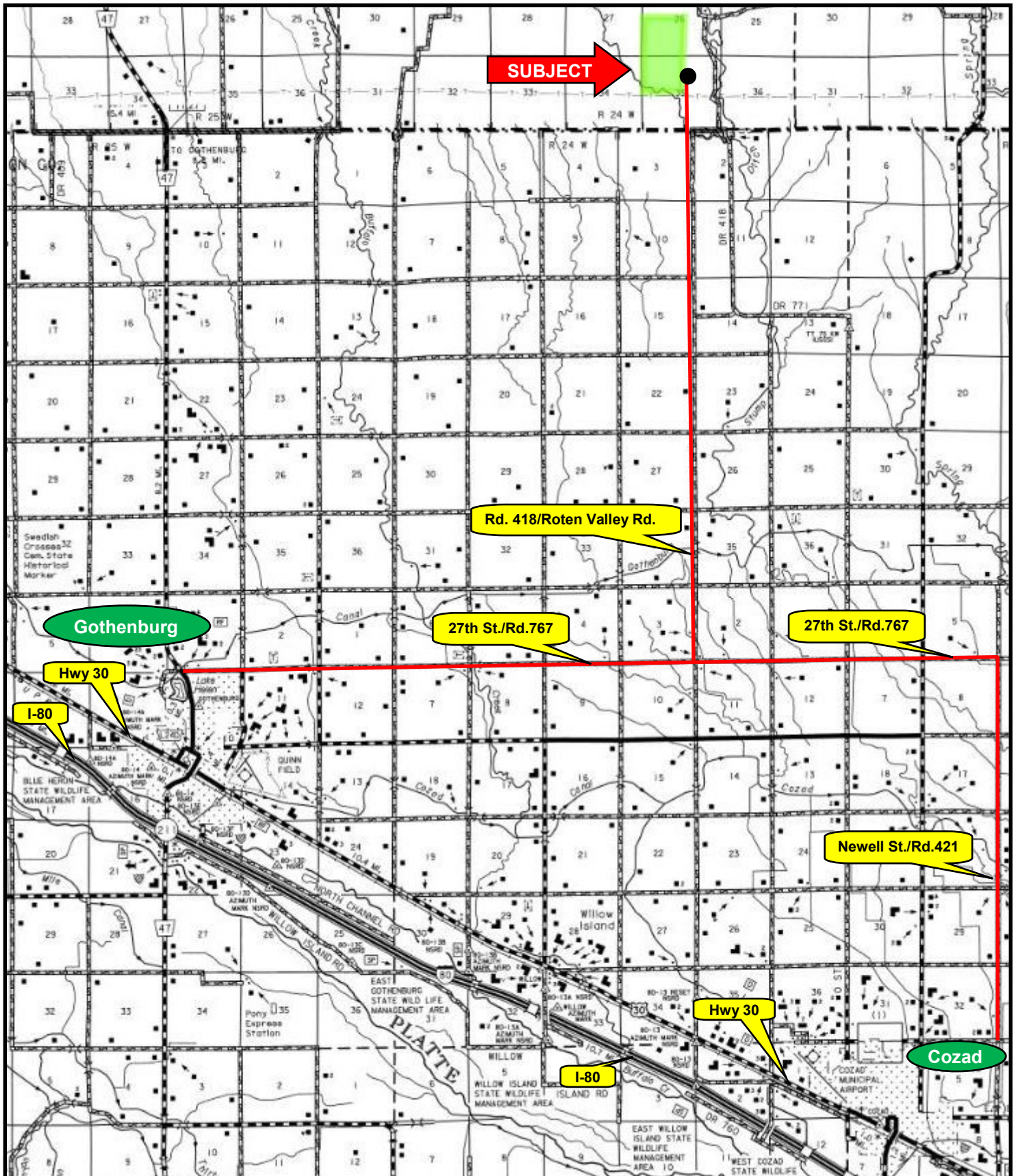
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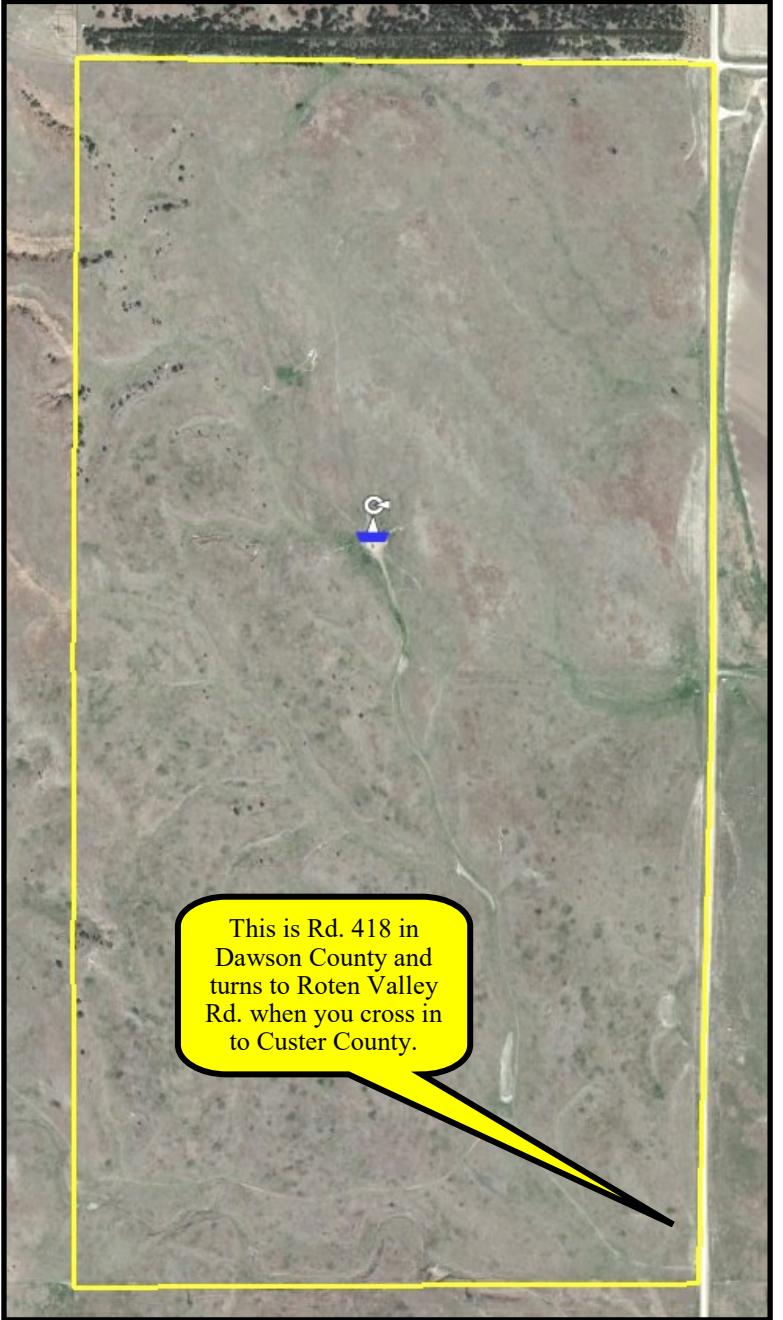
(308) 534-9240

Fax (308) 534-9244



Located between Gothenburg & Cozad, Nebraska





This is Rd. 418 in Dawson County and turns to Roten Valley Rd. when you cross in to Custer County.



Productive rangeland, with historic cedar control, gentle terrain, good fences, and excellent access.



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