

LAND FOR SALE

FENNER RANGE



Location:

From Gothenburg, Nebraska, 5 miles east on Rd. 766, then north on Rd. 417 for 8 miles, then west on Rd 774 for 1/2 mile, then north 1/2 mile to entrance of the property. From Cozad, Nebraska, 5 miles north on Newell St./Rd. 421, then west on Rd. 766 for 4 miles and north on Rd. 417 for 8 miles, then west on Rd 774 for 1/2 mile, then north 1/2 mile to entrance of the property.

Legal Description: N1/2 Section 34-T13N-R24W of the 6th P.M., Custer County, NE

Acres & Taxes: 321 tax assessed acres of rangeland; 2019 tax payable in 2020 - \$3,302.26

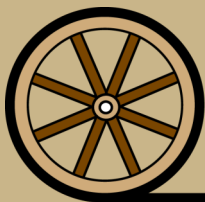
Price: \$449,000.00 (\$1,400/acre)

Comments: Includes 1 solar well with solar panels, and all owned fences and stock tank. Productive range site just north of the Platte River valley.

Contact: **Bruce Dodson - 308-539-4455; bruce@agriaffiliates.com**
Tony Eggleston, Brad Atkins, Mike Polk, Chase Dodson, John Childears, Don Walker, Dave Masek, Brian Reynolds, Jerry Weaver



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

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

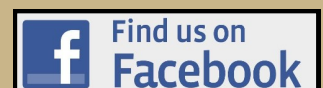
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

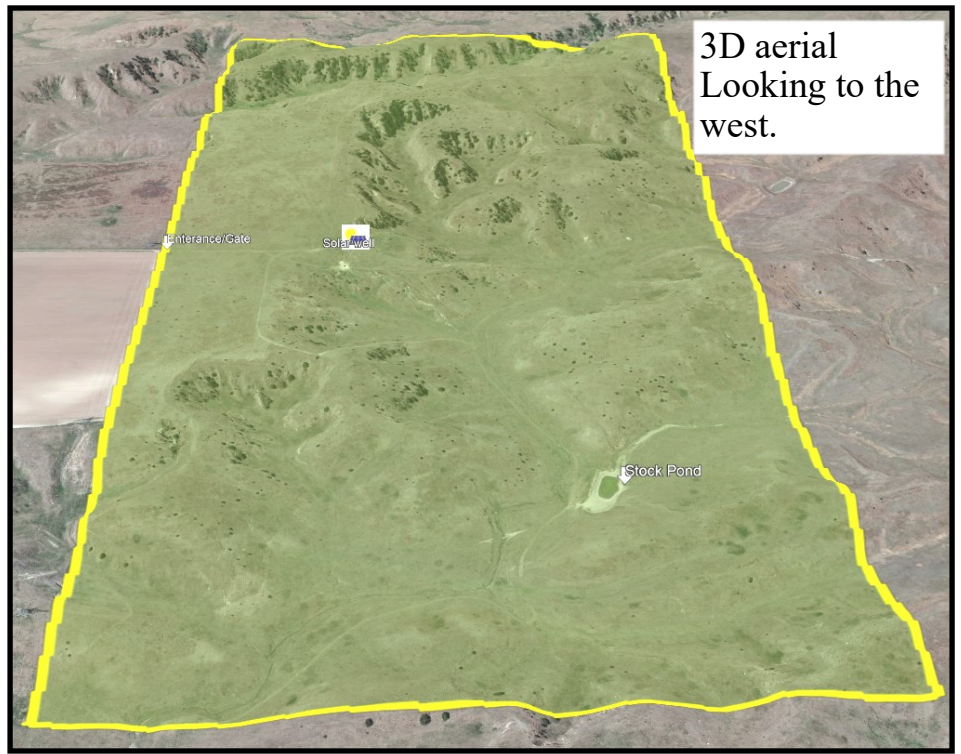
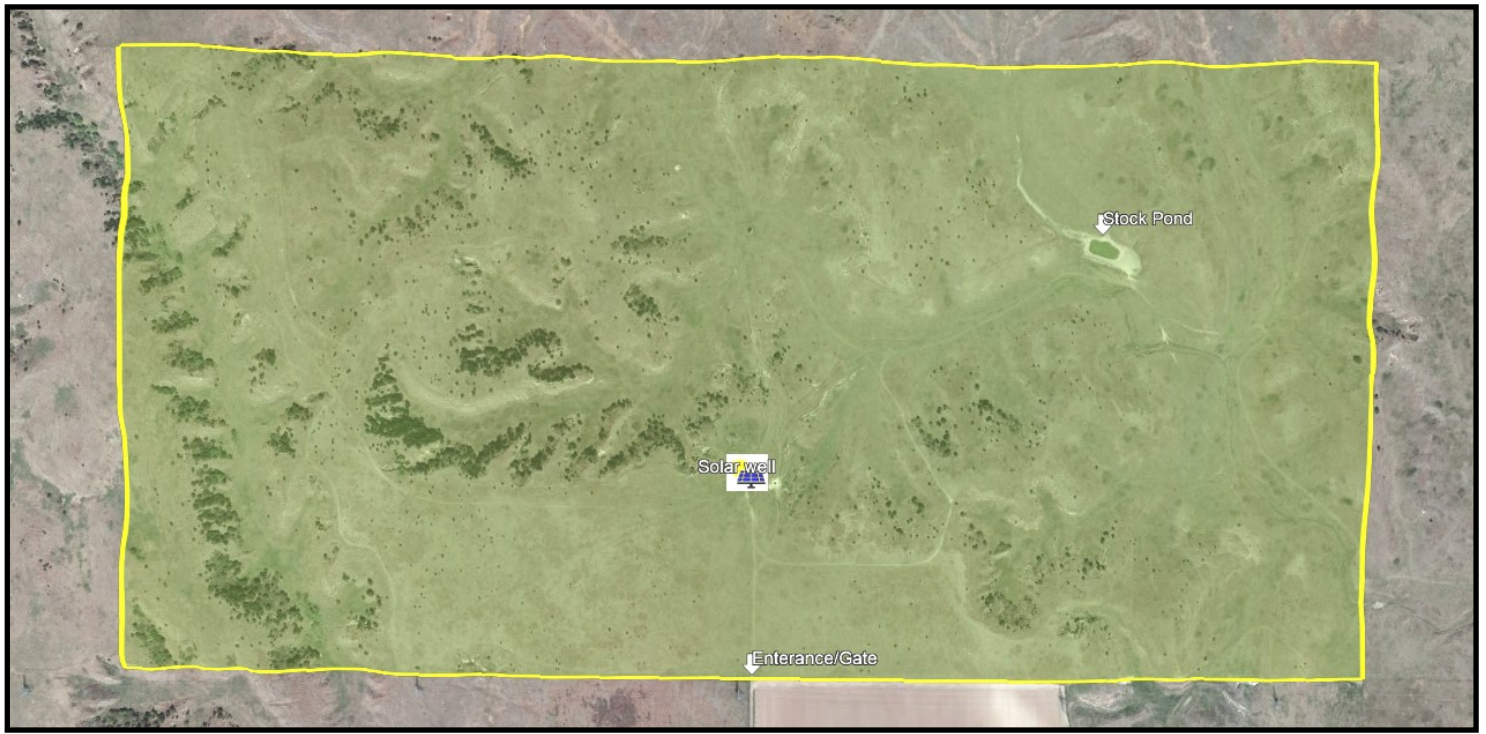
NORTH PLATTE OFFICE

P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

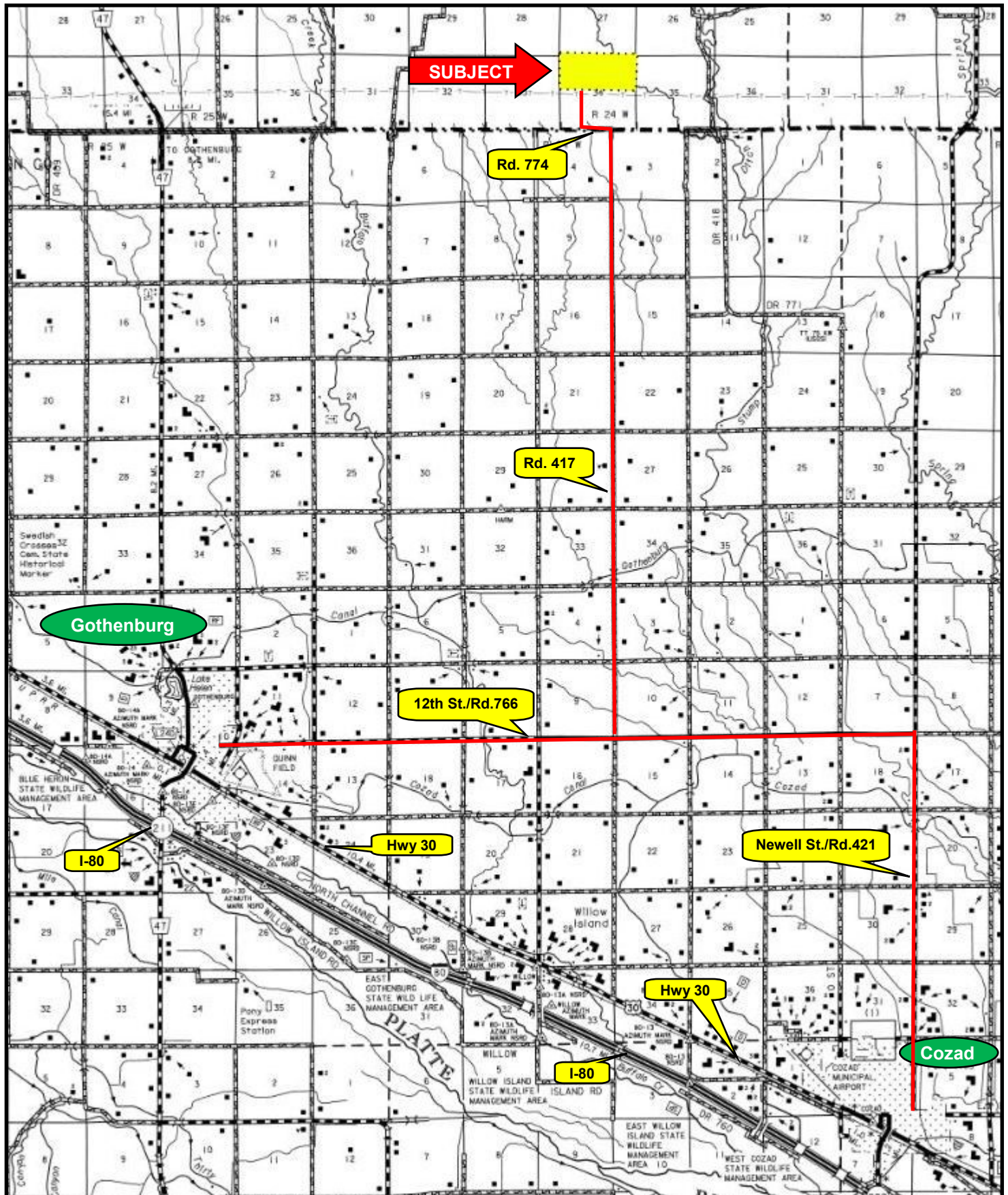
(308) 534-9240

Fax (308) 534-9244





Located between Gothenburg & Cozad, Nebraska





Productive rangeland, with ridge and valley terrain, good fences, and water.



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