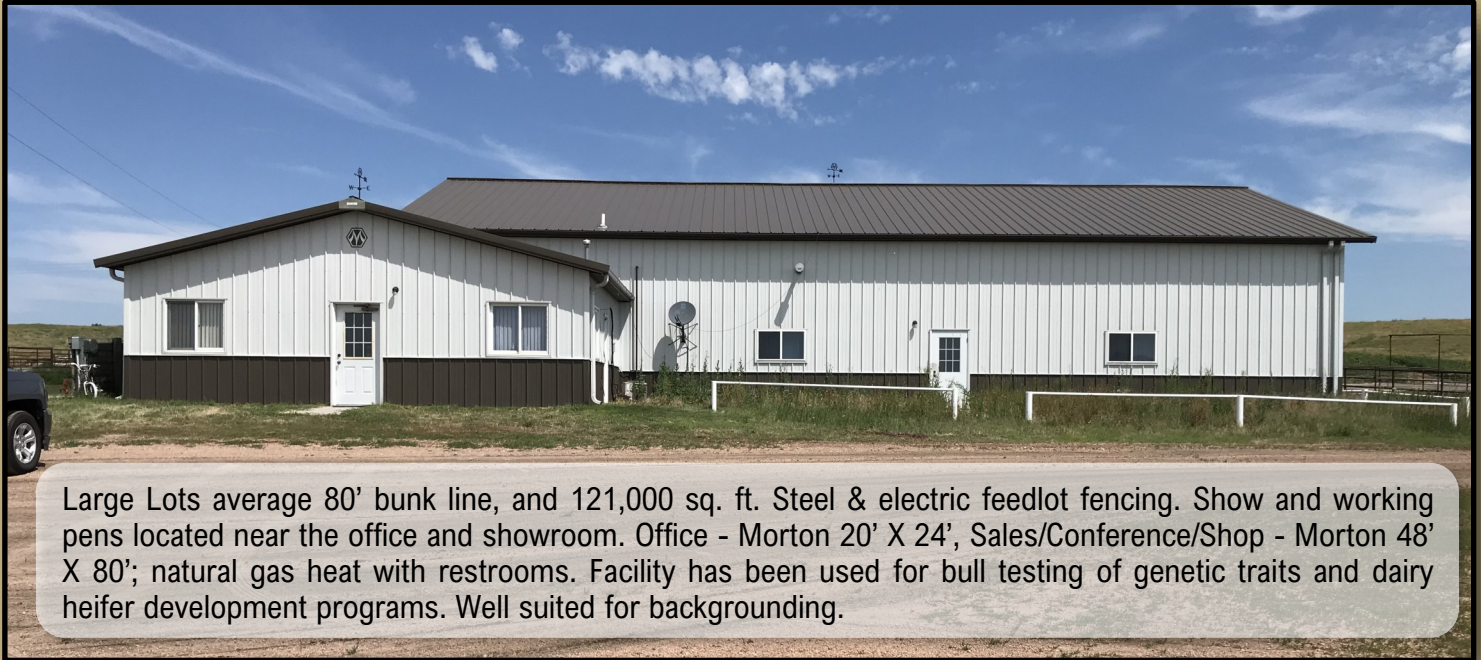


FACILITY FOR SALE

PROFIT MAKER FACILITY

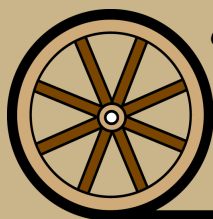
APPROVED FOR 995 HEAD BY DEQ/DEE
PAXTON, NEBRASKA



Large Lots average 80' bunk line, and 121,000 sq. ft. Steel & electric feedlot fencing. Show and working pens located near the office and showroom. Office - Morton 20' X 24', Sales/Conference/Shop - Morton 48' X 80'; natural gas heat with restrooms. Facility has been used for bull testing of genetic traits and dairy heifer development programs. Well suited for backgrounding.



Bruce Dodson, AFM
Listing Agent
308.539.4455



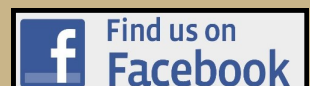
Offered Exclusively By:

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
401 Halligan Drive
North Platte, NE 69101
www.agriaffiliates.com

(308) 534-9240



Cattle Facilities



4-GS Lots have the Grow Safe Units equipped with monitoring computers in the office



Bulk Feed Storage: 2 Welker 24-Ton bulk bins; DDGS Syrup Tank-storage & recirculating pump; Concrete Feed Storage Slab—100' x 120'

LOCATION: 6.5 miles west of Paxton, Nebraska on US Hwy. 30.

LEGAL DESCRIPTION: Those portions of the W1/2 Section 6-T13N-R36W that are north of the Hwy. 30 ROW containing approximately 204 acres and excluding a tract on the west boundary of approximately 5 acres, Keith County, Nebraska

TAXES & ACRES: 204 taxed acres - 2020 taxes payable in 2021: \$5,531.20

PRICE: \$495,000

FACILITIES: Office - Morton 20'X24'; Sales/Conference/Shop—Morton 48'x80'; natural gas heat with restrooms.

COMMENTS: Buyer will have the option to purchase rolling stock equipment separately.

CONTACT: Bruce Dodson, AFM, Listing Agent - 308.539.4455 - bruce@agriaffiliates.com

Don Walker, Mike Polk, Chase Dodson, Tony Eggleston, Brad Atkins, Dallas Dodson, Brian Reynolds, Logan Woodward



Sales / Conference / Shop

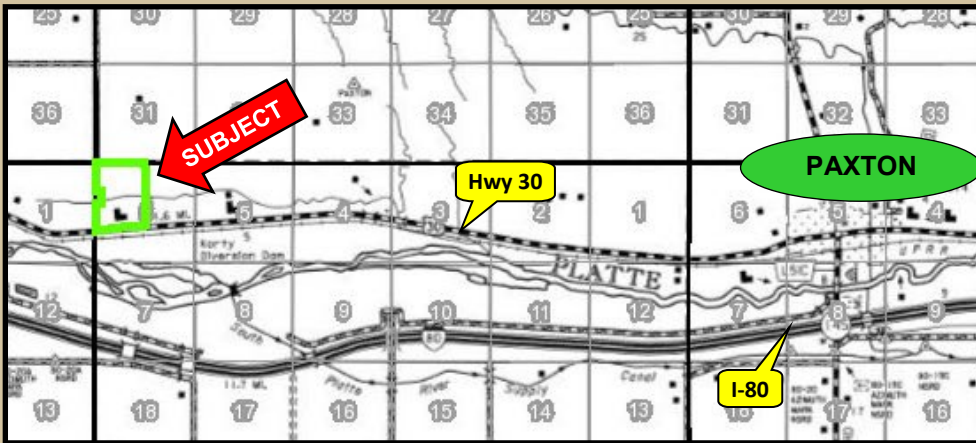


Large Lots average 80' bunk line, approximately 300'x400'



Showroom with audio-video system

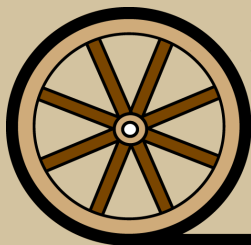




FOR MORE INFORMATION CONTACT:

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