

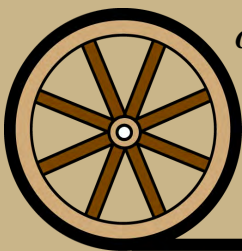
LAND FOR SALE

THOMAS COUNTY RANCH

In the Nebraska Sandhills



621.7 Acres | Rangeland | Building Site



Offered Exclusively By:

308.534.9240

Dave Masek
Listing Agent
308.539.5670

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.

PROPERTY INFORMATION



Location: From Thedford, Nebraska, north on Hwy 83 approximately 2 miles. Hwy 83 runs along the east boundary of the section.

Legal Desc: All Section 34-T24N-R28W of the 6th P.M., Thomas County, Nebraska

Acres & Taxes: 621.7 tax assessed acres; 2021 taxes payable in 2022 \$3,080.02

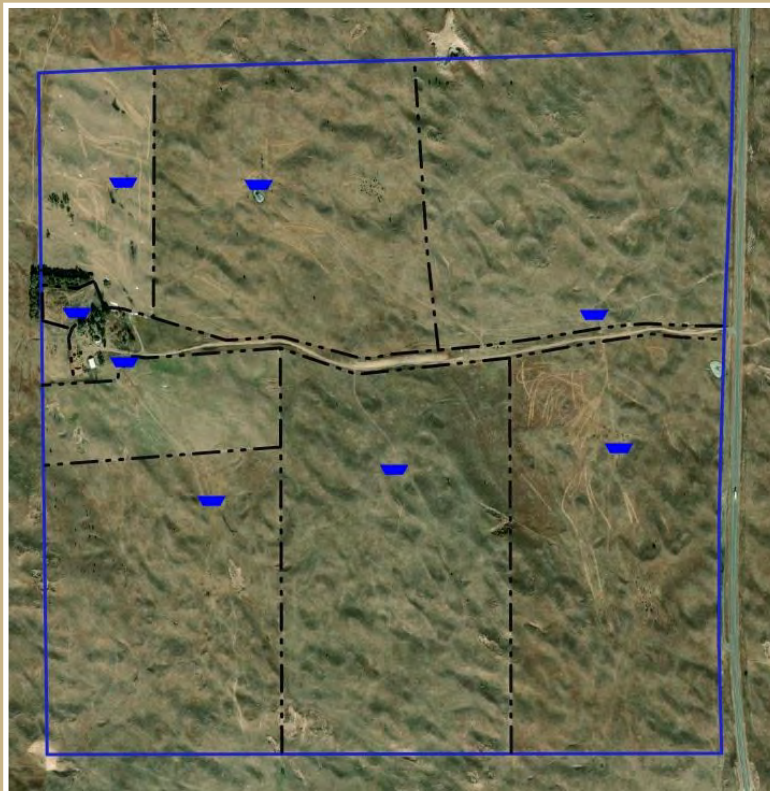
Price: \$785,000.00



For more information contact: Dave Masek, Listing Agent - 308.539.5670 - dmasek@agriaffiliates.com
Brad Atkins, Bonnie Downing, Dallas Dodson, Bruce Dodson, Chase Dodson

agriaffiliates.com - 308.534.9240

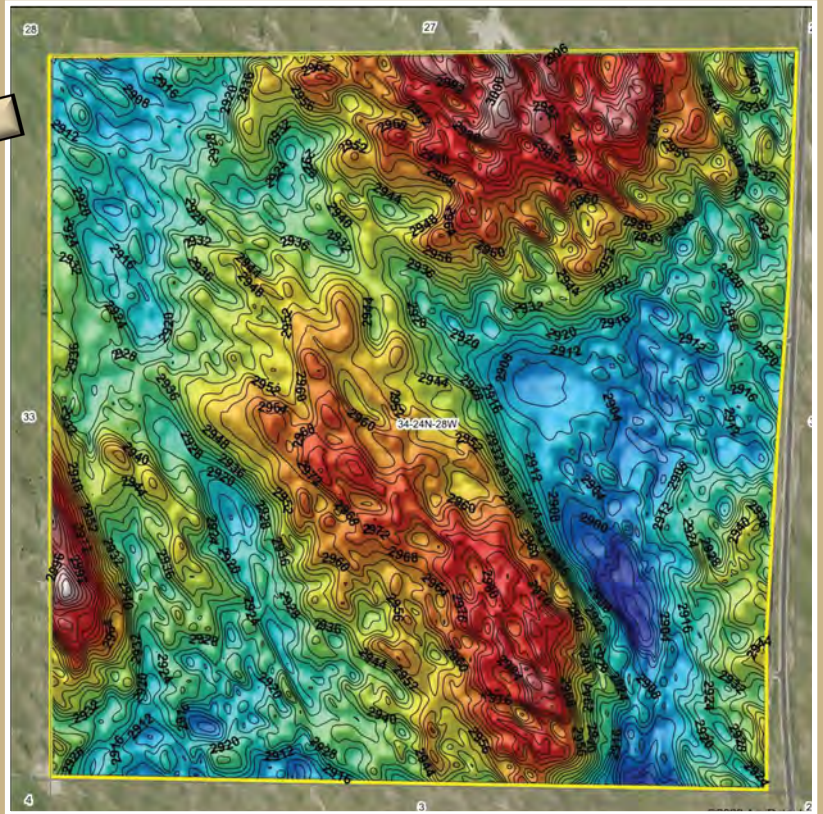
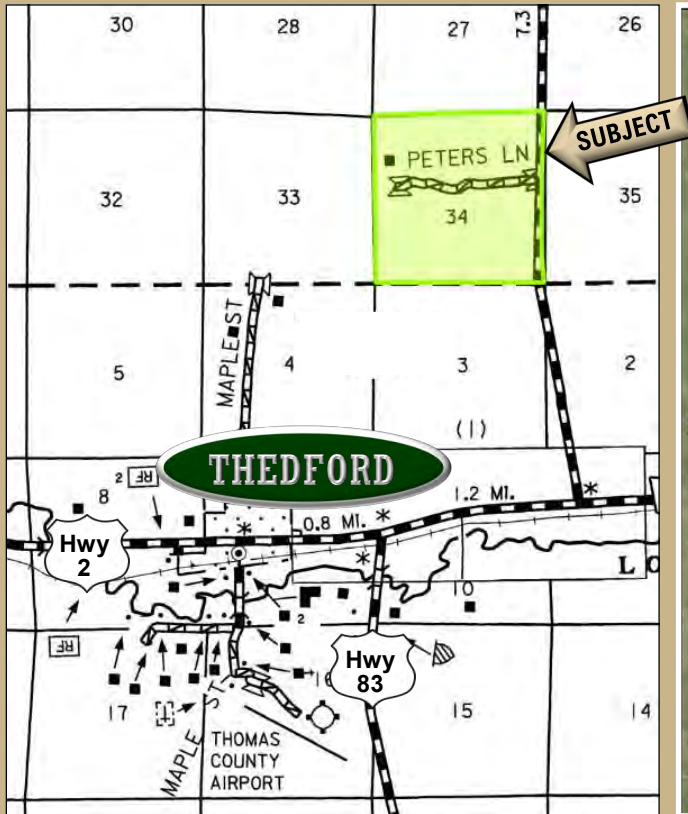
AROUND THE PROPERTY



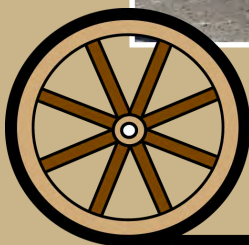
There are 8 well-maintained watering sites on this section.



SANDHILLS GRAZING



Prime Nebraska Sandhills pasture with a building site just a couple of miles from town. The property is fenced into 7 pastures, there are 8 watering sites, 4-1/2 miles of new fence, and great private access directly off of Hwy. 83, across the property. The building site currently has an older home with a detached garage, and mature shelterbelt.



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