

LAND FOR SALE

NEW PRICE!



Mike Polk



Don Walker

GARDEN COUNTY PASTURE

- LOCATION:** 2 Miles south of Oshkosh, NE on Hwy 27. Property starts at Hwy 27 and goes 2 miles west and is on the south side of CR 54.
- LEGAL DESCRIPTION:** Available upon request
- TAXES & ACRES:** 2024.97 tax assessed acres | 2021 Taxes due in 2022 \$8,040.80
- PRICE:** \$1,771,000.00
- FSA-CRP INFO:** This ranch has a 15-year CRP Pasture contract that runs through September of 2036. It pays \$8,550/year on 600 acres. The rest of the ranch could be enrolled as well.
- PASTURES & WATER:** Property is fenced into three pastures with eight water sites. Water is supplied by two windmills and four solar & electric submersible wells.
- COMMENTS:** This is a very accessible property with county road access on the north side and all along the south and east sides of the property. There is excellent deer and turkey hunting on the property with its close proximity to the North Platte River.
- CONTACT:** **Mike Polk, Co-Listing Agent | 308.539.4446**
Don Walker, Co-Listing Agent | 308.764-7175
Bruce Dodson, Chase Dodson, Jerry Weaver, Brian Reynolds

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MAPS + IMAGES

