

LAND FOR SALE



SOUTH HWY 83 RANGELAND

Lincoln County, Nebraska



Bruce Dodson, AFM

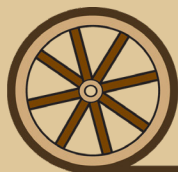
189 acres of Rangeland

FOR MORE INFO CONTACT LISTING AGENT:

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Chase Dodson, Mike Polk, Bonnie Downing, Brian Reynolds, Don Walker

Offered exclusively by:



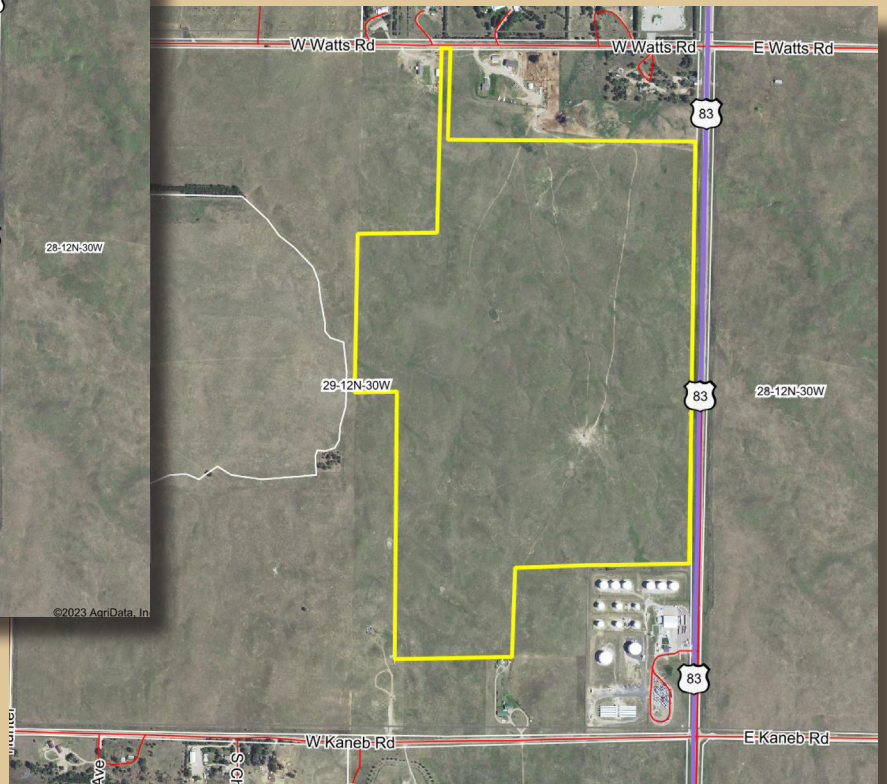
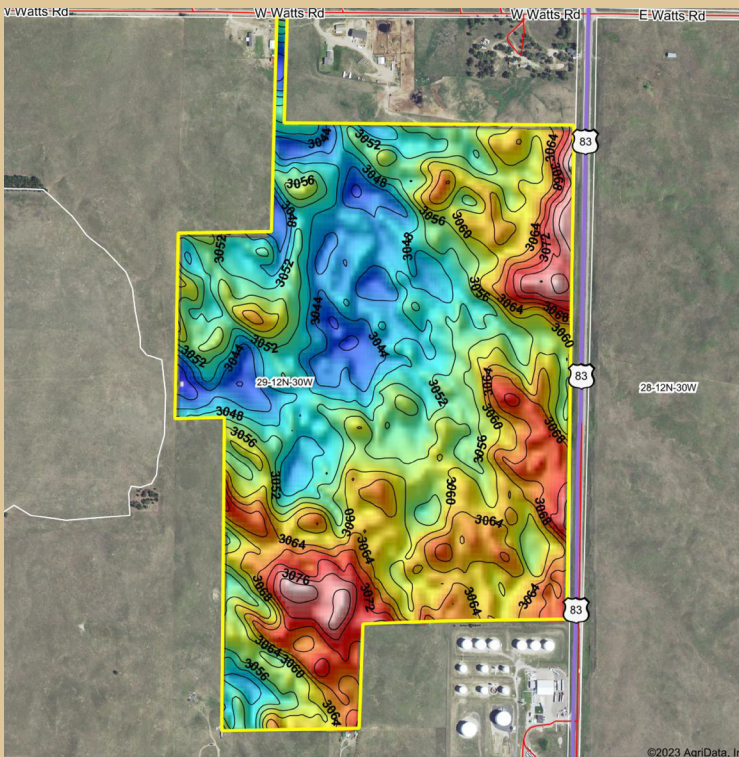
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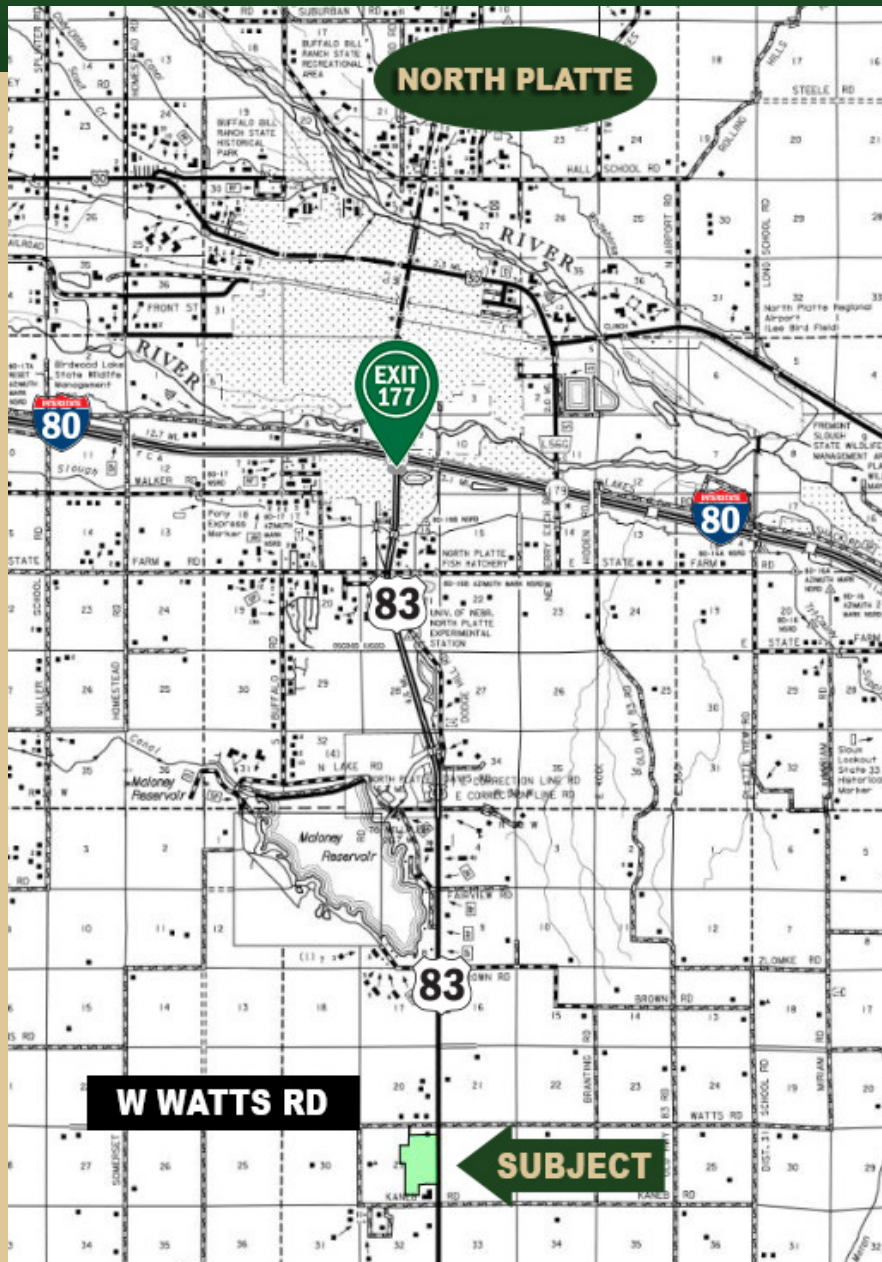
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PROPERTY INFORMATION & MAPS

LOCATION:	9 miles south of North Platte, NE on Hwy 83.
LEGAL DESCRIPTION:	Part of the E1/2 Section 29-T12N-R30W of the 6 th P.M., Lincoln County, NE
TAXES & ACRES:	Estimated 189 tax assessed acres; 2022 RE taxes payable in 2022 are estimated at \$1,335.00
PRICE:	\$472,500
LAND USE/ZONING:	Zone I-1; Land use is livestock grazing.
WATER:	Livestock water provided by a centrally located solar pump and tank. Well registration G-174262, drilled in 2014 with a pumping level of 189' at 11 gpm.
SOILS:	100% Class VI, Valentine sand.
POSSESSION:	At closing.



PROPERTY MAP & IMAGES



*Excellent location and
access just minutes from
North Platte*



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Brad Atkins
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Dallas Dodson
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Dave Masek
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Dan Muirhead
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Bart Woodward, ARA
Broker / Appraiser
Farm & Ranch Mgmt



Bryan Danburg
Sales / Agronomic Consult
Farm & Ranch Mgmt



Mike Wilken
Appraiser
Sales



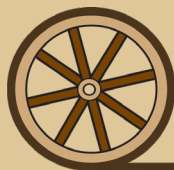
Kent Richter
Appraiser
Sales



Adam D Pavelka, JD
Broker / Sales
Farm & Ranch Mgmt



Jeffrey D Parr
Sales
Farm & Ranch Mgmt



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