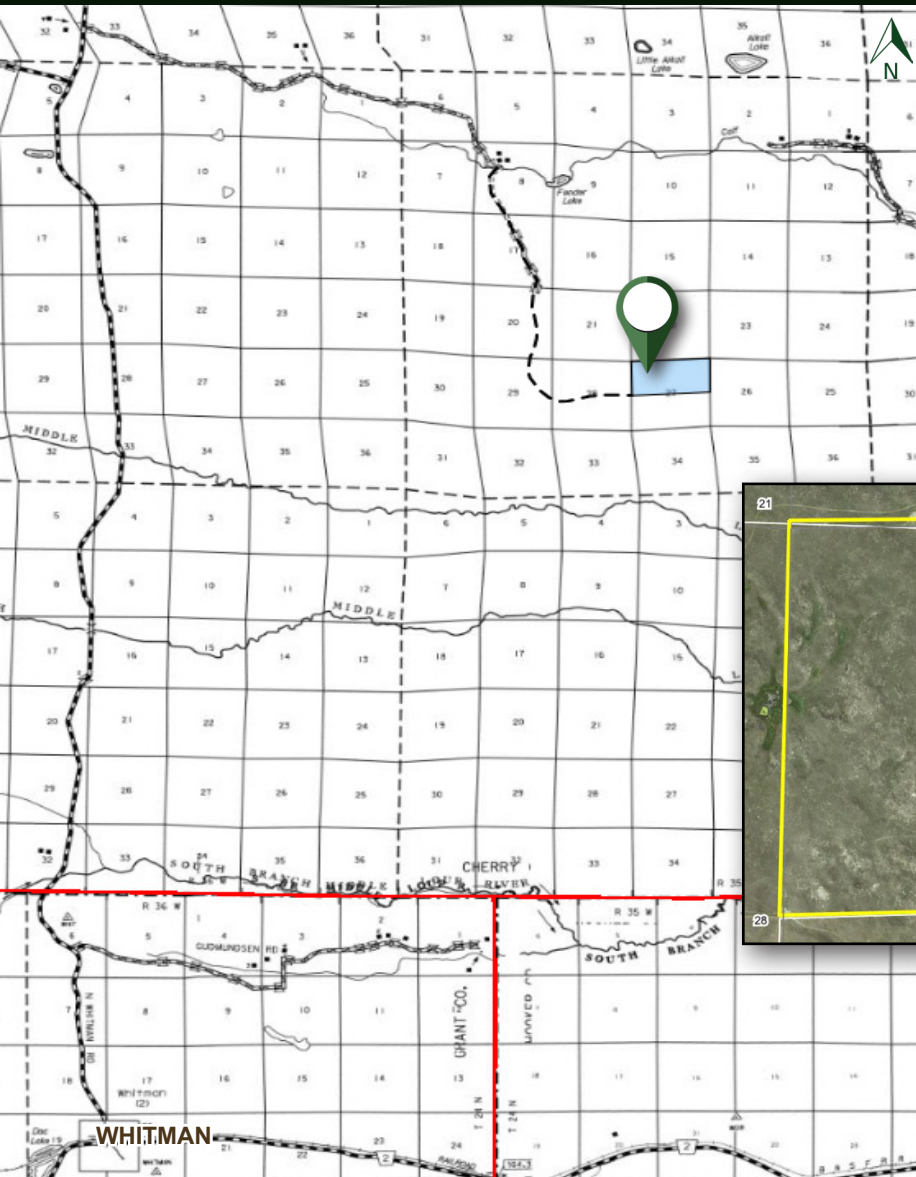


# LAND FOR SALE



## LOCATION:

From Whitman, Nebraska, 17 miles North on Whitman Road and 11 miles East on Phipps Road.



**320 Acres of Rangeland**  
**Cherry County, Nebraska**



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& Listing



TO SCHEDULE A PROPERTY TOUR CONTACT LISTING AGENT:

**BRUCE DODSON**  
**308.539.4455**

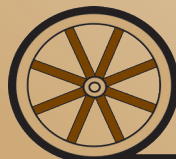
[Bruce@AgriAffiliates.com](mailto:Bruce@AgriAffiliates.com)

Chase Dodson, Bonnie Downing, Mike Polk,  
Dave Masek, Dallas Dodson, Don Walker,  
Brad Atkins



Bruce Dodson, AFM

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Providing Farm - Ranch Real Estate Services

# PROPERTY INFORMATION

|                           |                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>          | From Whitman, Nebraska, 17 miles North on Whitman Road and 11 miles East on Phipps Road. |
| <b>LEGAL DESCRIPTION:</b> | N1/2 27-T26N-R35W of the 6th P.M. in Cherry County, Nebraska                             |
| <b>ACRES:</b>             | 320 tax assessed acres                                                                   |
| <b>TAXES:</b>             | 2022 RE taxes payable in 2023 are \$1,058.58                                             |
| <b>LAND USE/ZONING:</b>   | Rangeland, Agricultural                                                                  |
| <b>LIVESTOCK WATER:</b>   | Located in the south-central part of the half section.                                   |
| <b>NRD:</b>               | Upper Loup Natural Resources District.                                                   |
| <b>SOILS:</b>             | Any owned mineral rights will pass to the buyer.                                         |
| <b>POSSESSION:</b>        | Possession upon closing - subject to a summer grazing lease expiring November 1st, 2023. |

**PRICE:** **\$290,000.00**

**Production half-section of Sandhills Rangeland, located in Southwestern Cherry County.**

