

LAND FOR SALE



Minatare Range

Location: 3 miles north of Lake Minatare on Henderson Road, or 7 miles east and 9.5 miles north of Scottsbluff, Nebraska.

Legal Description: N1/2 Section 14; All Sections 15, 21, 22, 24, 25, 26, 34, 35; E1/2, SW1/4 Section 27-T24N-R54W; All Section 30-T24N-R53W of the 6th PM, Sioux County, NE. NE1/4, Part N1/2SE1/4, Part NE1/4SW1/4, NE, Pt. N1/2SE, Pt. NESW, Pt. NW Section 1-T23N-R54W of the 6th PM, Scottsbluff County, NE.
School Lease - All of Section 36-T24N-R54W of the 6th PM, Sioux County, NE.

Land Use: Hardland summer range.

Acres: 7,553 total consisting of 6,912.96 acres deeded, 640 acre State lease.

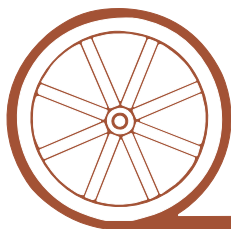
Taxes: 2011 Real Estate Taxes payable in 2012 - \$14,770.71 or \$2.14 per acre.

Pastures: Cross-fenced into 9 pastures and watered by 14 windmills with bottomless tanks, 3 submersible wells and pipeline, for a total of 21 water sites. Access from county graveled Henderson Road.

Price: \$2,280,000.00 or \$330/acre

Comments: Excellent pasture for yearlings or pairs.

Contact: Bruce Dodson– Listing Agent, 308-539-4455, email: bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Jerry Weaver, Dallas Dodson, Roger Luehrs



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NORTH PLATTE OFFICE

P.O. Box 1166

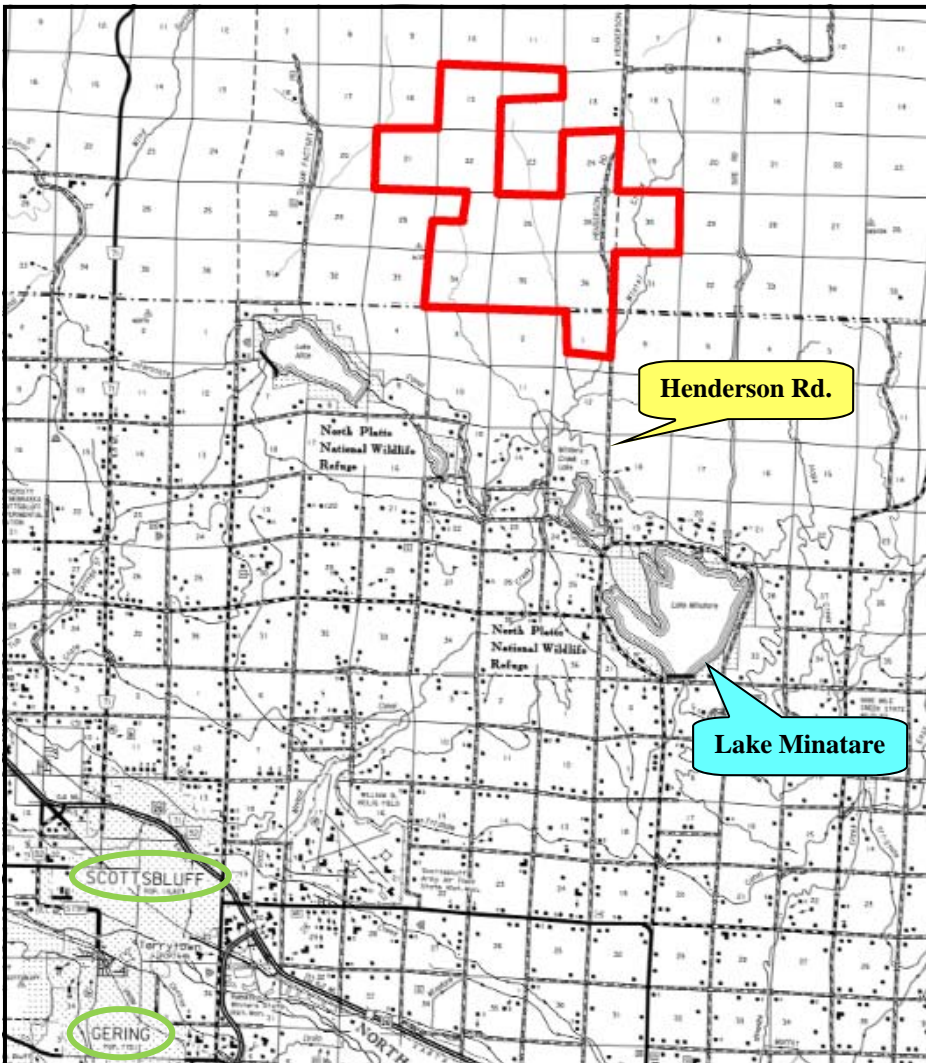
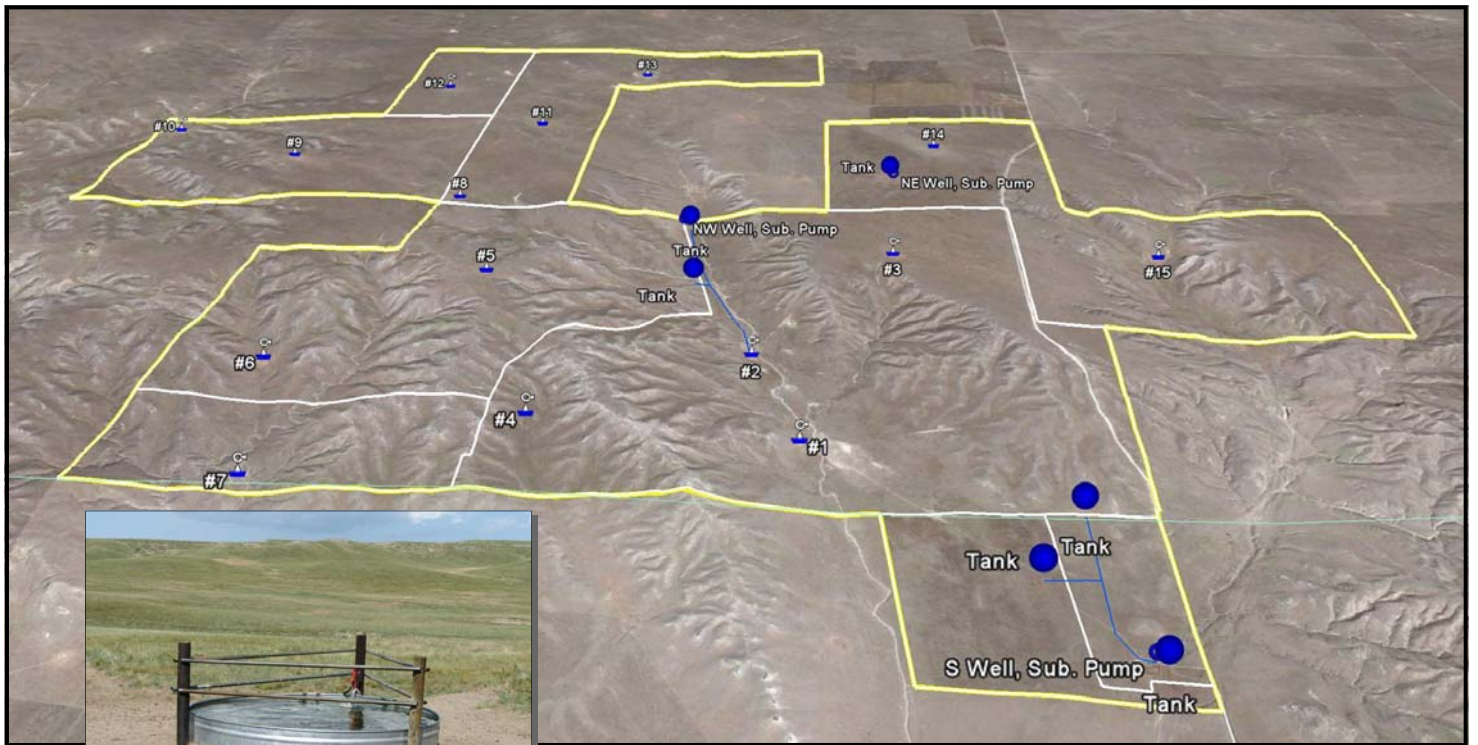
I-80 & US Hwy 83

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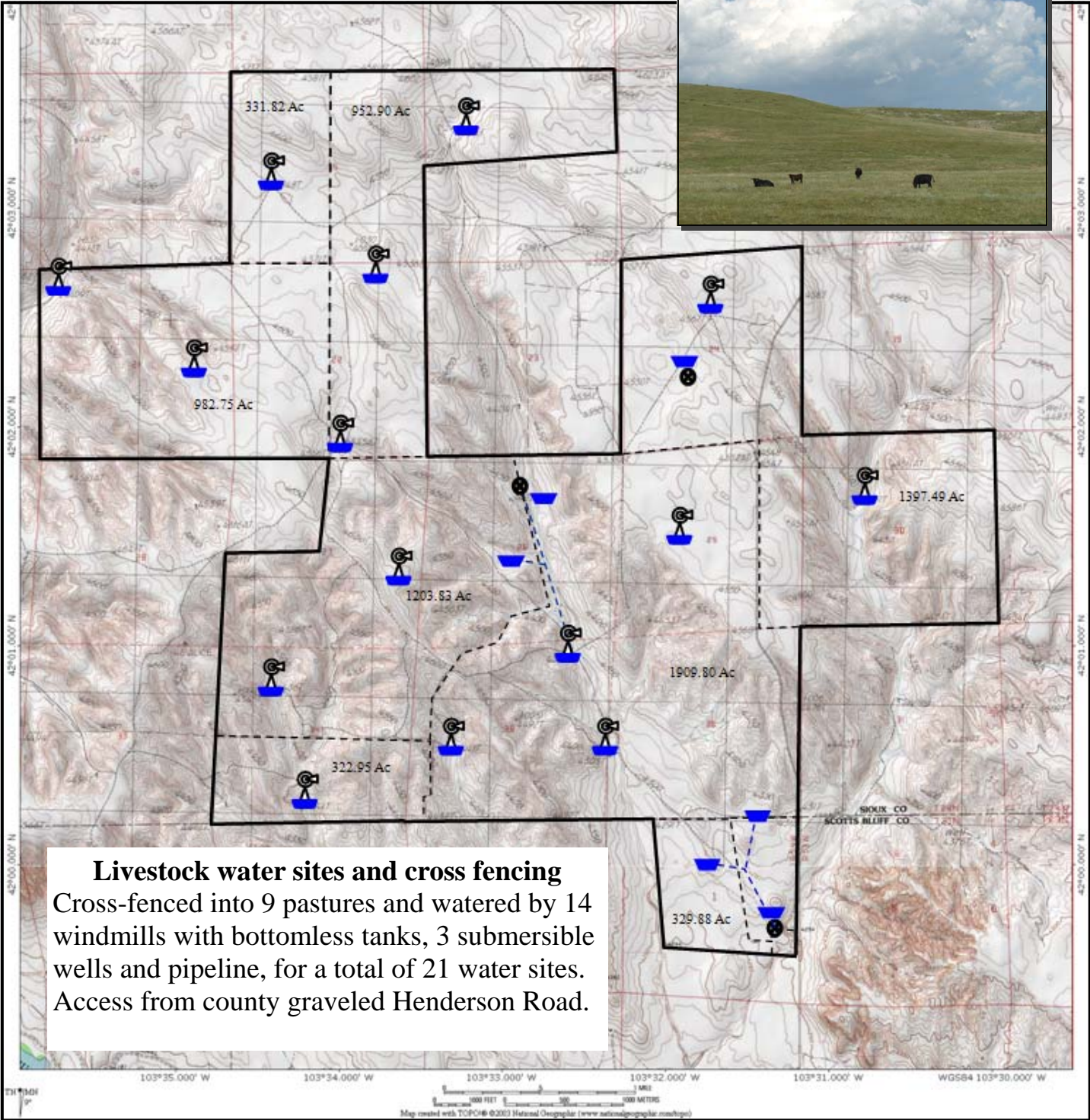
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



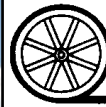

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Scenic open spaces...

