

LAND FOR SALE

Ogallala Country Home & Acreage



Location: 3 miles east of Ogallala, Nebraska I-80 Interchange on South Frontage Road - Prospector Drive which turns into Road East 85, then 2 miles south on Road East D S.

Legal Description: W1/2SW1/4 of Section 23-T13N-R38W of the 6th P.M., Keith County, Nebraska.

Acres: 67 Tax Assessed Acres to be surveyed.

Taxes: \$3,752 for 2010.

Land Use: 50 acres of pasture, 15 acres of shelterbelt, wildlife habitat and pond.

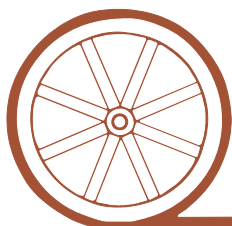
Improvements: All brick 2,112 sq. ft. home with an additional 1,845 sq. ft. finished walk-out basement. This house has a shake roof, 4 bedrooms, office or exercise room, 3 bathrooms, an 816 sq. ft. deck with pergola, attached insulated, oversized 2 car garage and a brick fireplace on each level. This home is equipped with central air and heat plus a central vacuum system. Beautifully landscaped, this property has mature trees and underground sprinklers.

Outbuildings: 32' X 70' Heated pole barn with stalls, tack room and attached 1/2 mile of chain link fence.

Price: \$445,000

Comments: Only a 6 minute commute from Ogallala, this property is an excellent facility for a variety of interests; raising and training bird dogs, raising wild birds, a small herd of cattle, horses or 4H animal projects.

Contact: Roger D. Luehrs, D.V.M.— 308-631-2506 — roger@agriaffiliates.com
Jerry Sloan at 308-631-5520. Mike Polk, Loren Johnson, Bruce Dodson and Jerry Weaver at 308-534-9240.



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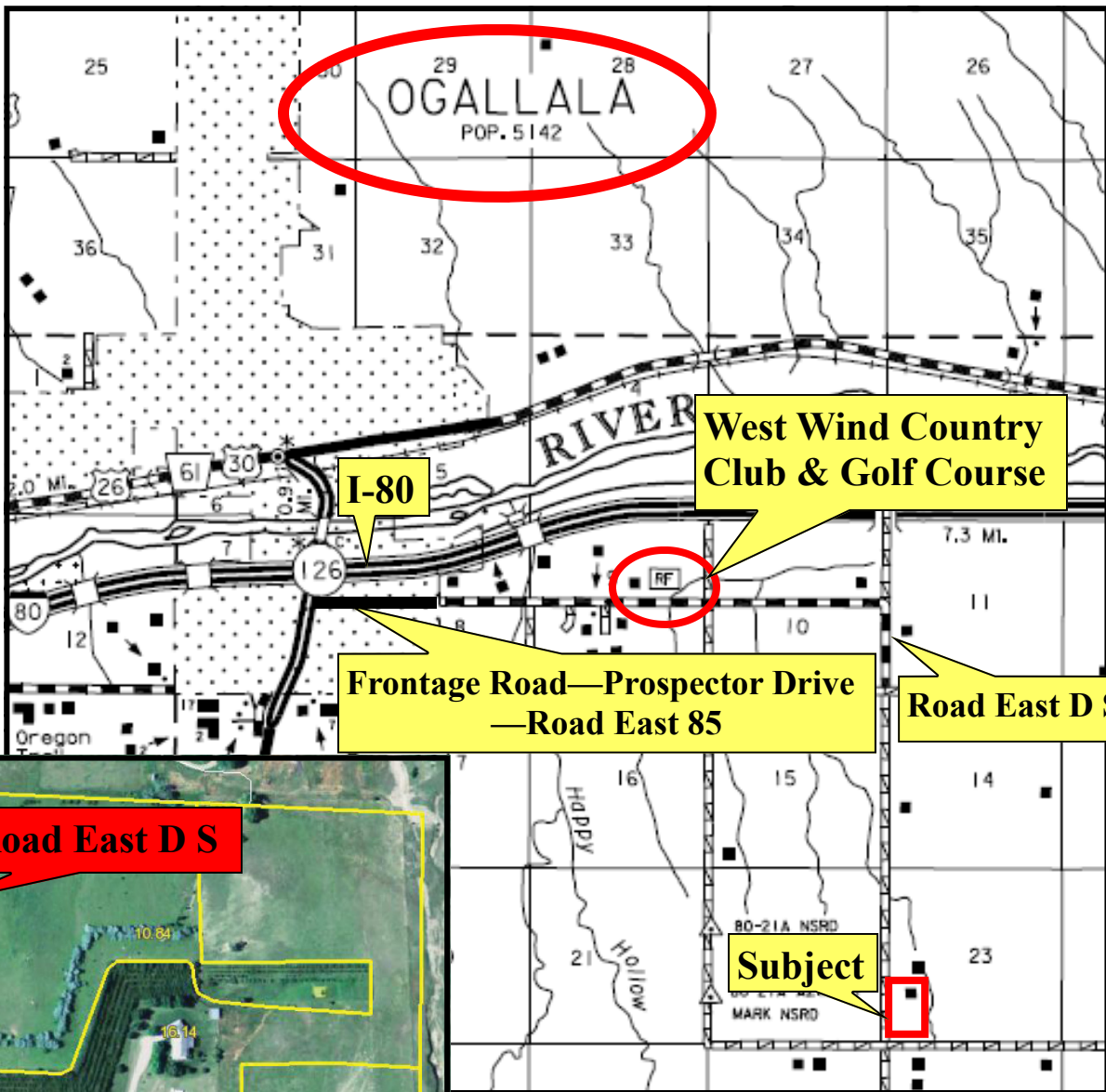
GERING OFFICE

P.O. Box 512
1915 10th Street
Gering, NE 69341
www.agriaffiliates.com
(308) 633-5505

Fax (308) 633-5507

NORTH PLATTE OFFICE
(308) 534-9240

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.





Kitchen includes stainless steel appliances



Dining Room with sliding glass doors



**Wood burning
Fireplace in Living Room**



**Gas Burning Fireplace in
walk-out basement family room**

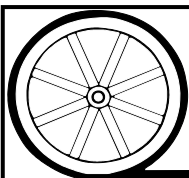


Master Bath with double sinks



**Jacuzzi &
separate
shower**

**3 bedrooms on main floor
1 bedroom downstairs**



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32' X 70' Pole Barn heated with 2 gas heaters , built-in stalls, tack room & attached 1/2 mile chain link fence



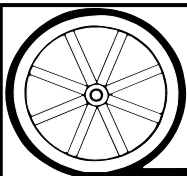
Fiberglass dog house & kennel run



Pond & shelter belt



Mature trees and Landscaping



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