

# LAND FOR SALE



**Location:** Located one mile south of Hendley, Nebraska on CR 420 or approximately 8 miles southwest of Beaver City, Nebraska.

**Legal Description:** Pt. of the NW1/4, S1/2 Section 30 less a tract of dryland to be surveyed and excluded (estimated to be 23 acres); Pt. NE1/4, Pt. NW1/4 less a tract of dryland to be surveyed and excluded (estimated to be 24 acres), Pt. SE1/4 less a tract of dryland to be surveyed and excluded (estimated to be 23 acres), SW1/4 Section 31-T2N-R23W of the 6<sup>th</sup> P.M., Furnas County, Nebraska.

**Acres:** Approximately 975.59 tax assessed acres.

**Taxes:** 2011 taxes payable in 2012 estimated at \$6,500.

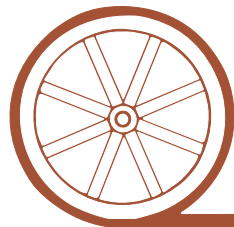
**Land Use:** All hardland range.

**Price:** \$1,288,000 ( \$1,321/acre)

**Comments:** Productive rangeland with livestock water from 6 dams and 3 submersible wells with tanks.

**Contact:** Bruce Dodson; Listing Agent - 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)  
Mike Polk, Loren Johnson, Jerry Weaver

*Offered Exclusively By:*



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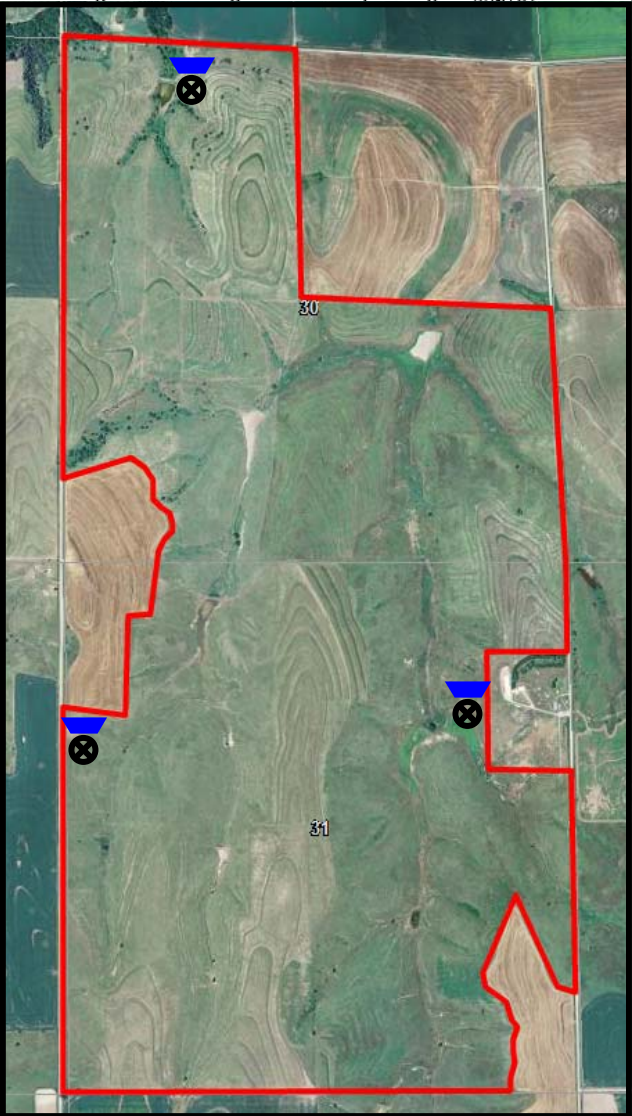
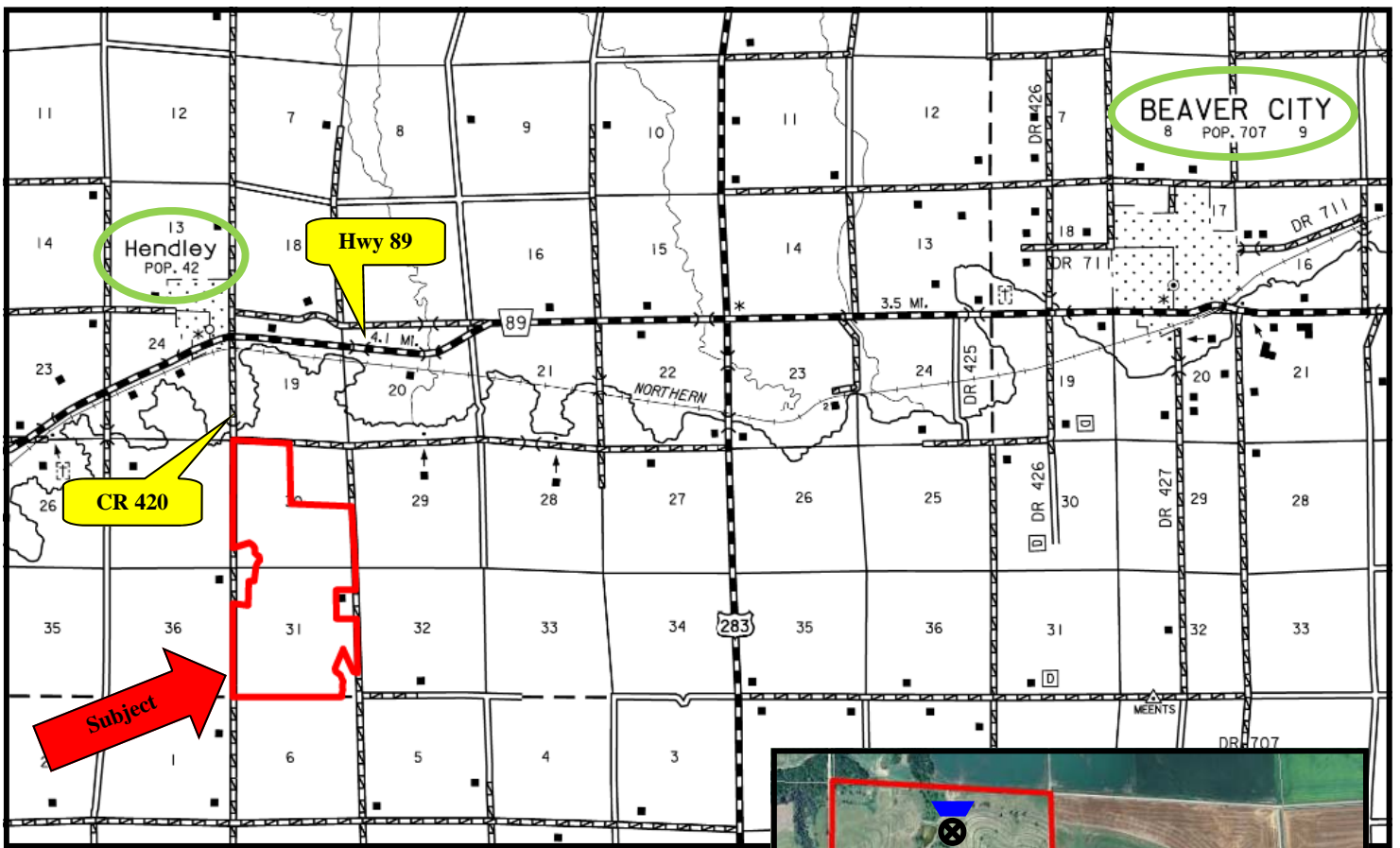
*...Providing Farm - Ranch Real Estate Services...*

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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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