

LAND FOR SALE

HALL COUNTY HAYLAND/RECREATIONAL PROPERTY

Location: From Shelton, Nebraska, 2 miles east and 4 miles south. Access to tract located north of Interstate 80 is provided by a trail road extending to the northwest corner and access to the tract south of Interstate 80 is provided by a gravel road bordering the north.

Legal Description Part of Lots 1, 2, 3 & 4 located in Section 28-T9N-R12W of the 6th P.M., Hall County, Nebraska.

Acreage: Hall County Assessor indicates a total of 70.9 acres, with approximately 43.0 acres of deeded ground that is in native hayland, and the balance in Platte River accretion. (Interstate I-80 bisects the property creating two tracts).

Soils: Soils consist of Platte Loam, and Wann fine sandy loam, with slopes of 0-3%.

Taxes: 2012 Real Estate Tax - \$826.86

List Price: \$195,300.00

Comments: Property consists of excellent sub-irrigated native hayland, along with recreational Platte River Accretion.
Property sells subject to a conservation easement.

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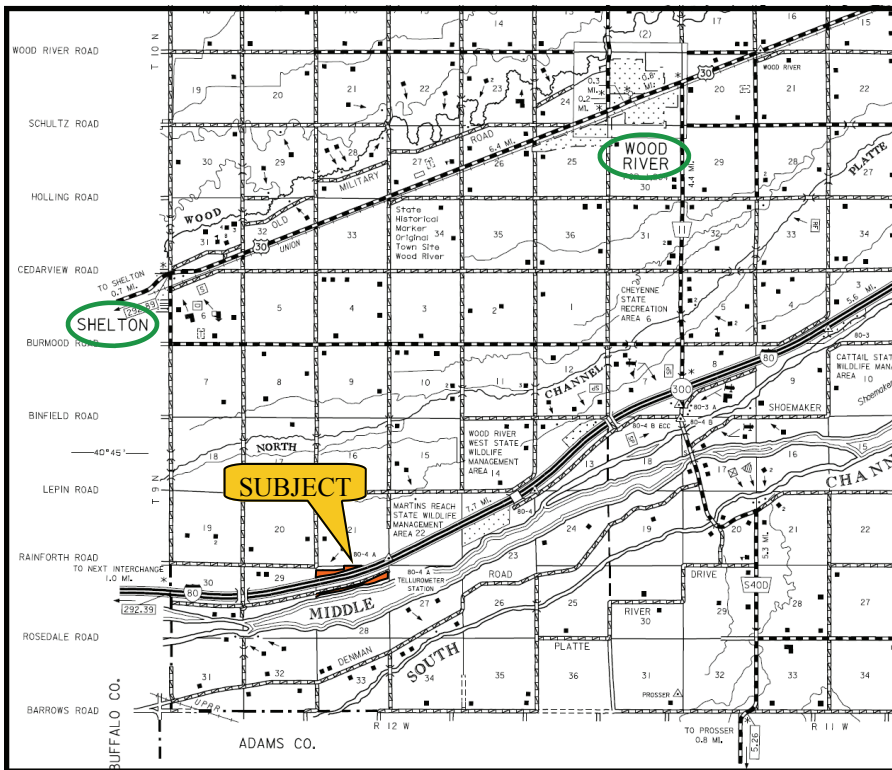
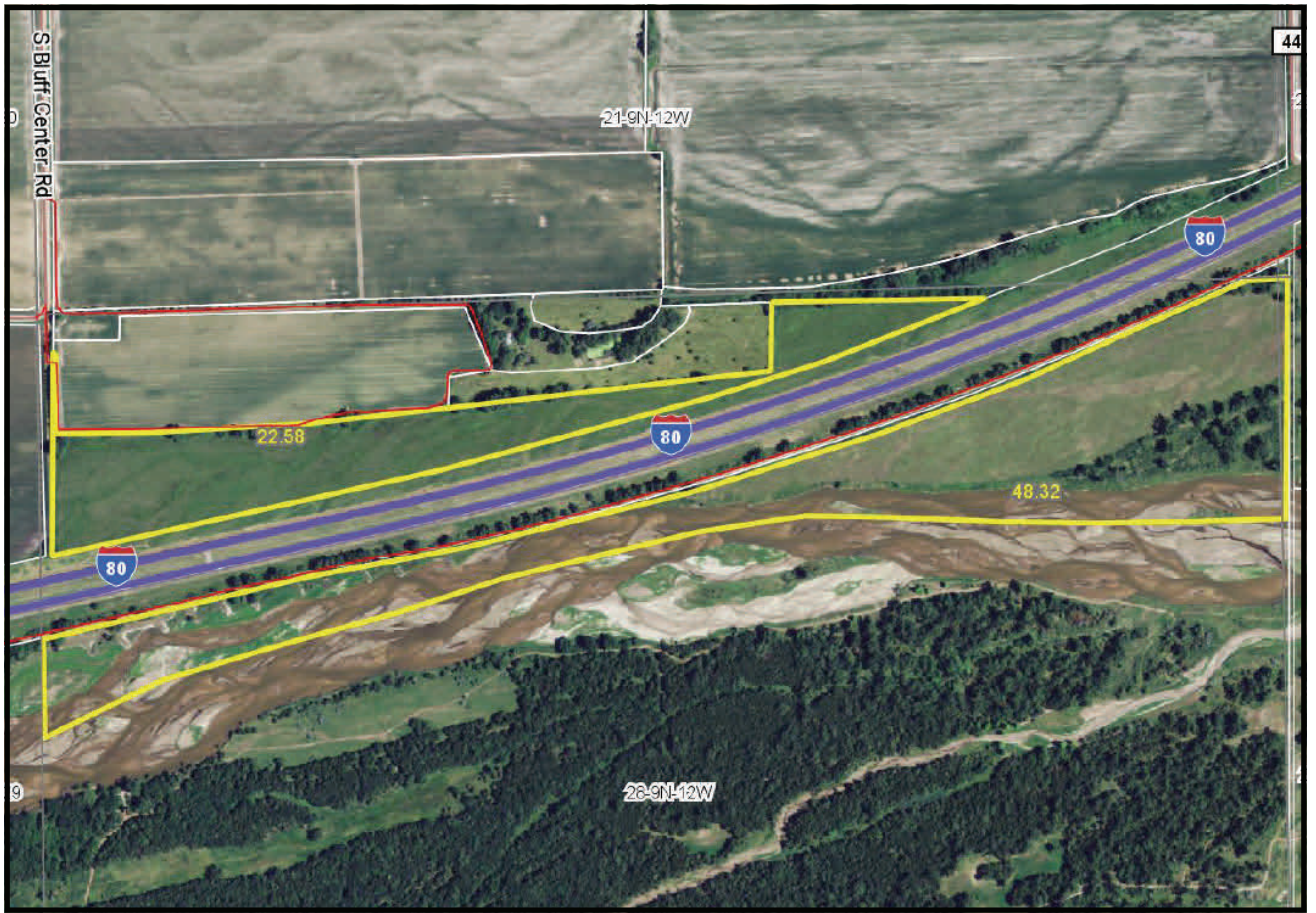
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