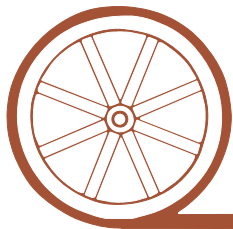


LAND FOR SALE



Lake Minatare Range

- Location:** The property is located just north of Lake Minatare, approximately 13 miles northeast of Scottsbluff, Nebraska.
- Legal Description:** E1/2E1/2 Section 7; NW1/4 and S1/2 Section 8; and all Section 17-T23N-R53W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** The property consists of approximately 1,280 tax assessed acres
- Taxes:** 2007 Real Estate taxes payable in 2008 are \$4,046
- Land Use:** Property is 100% hardgrass summer range.
- Water:** Water provided for livestock by one windmill and one submersible well with pipeline and tanks.
- Price:** \$448,000 Cash
- Comments:** This is a great opportunity to purchase hardgrass summer rangeland located close to Scottsbluff that also offers recreational opportunities with hunting, fishing and boating at nearby Lake Minatare.
- Contact:** Jerry Sloan, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Duane McClain



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