

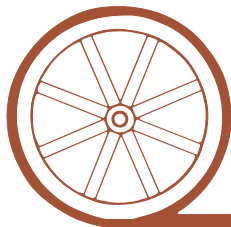
LAND FOR SALE



PINE RIDGE RECREATIONAL PROPERTY

- Location:** The property is located in the scenic Pine Ridge area of northwest Nebraska, approximately 6 miles south of Crawford, Nebraska.
- Legal Description:** SE1/4NW1/4, E1/2SW1/4, SE1/4, S1/2NE1/4 of Section 10; W1/2W1/2SW1/4 of Section 11; NW1/4, N1/2SW1/4, N1/2SE1/4, NE1/4 of Section 15, Township 30 North, Range 52 West of the 6th P.M.
- Acres:** The property consists of approximately 883 tax assessed acres.
- Taxes:** 2007 Real Estate taxes payable in 2008 are \$ 3,508.48.
- Land Use:** The property consists of approximately 800 acres of Ponderosa Pine tree forested grassland inhabited by elk, deer, and turkey. It also has 82 acres of non-irrigated farmland with 45 wheat base acres at 34 bu. yield in the southwest corner of the property.
- Water:** Water is provided for livestock by spring-fed Bozle Creek.
- Price:** \$ 750,000 Cash
- Comments:** This is an outstanding recreational property offering deer and turkey hunting, hiking, or just viewing nature at its best.
- Contact:** **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Duane McClain

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