

HUNTING*IRRIGATED FARM*ACREAGE

FOR SALE



LOCATION: Approximately 3 miles west of Lewellen.

PROPERTY: 99.7 +/- acres irrigated cropland; 10.1 +/- acres grass; balance in homesite.

IMPROVEMENTS:

Newer 2,560 sq. ft. manufactured home with 5 bedrooms &

3 1/2 baths, new covered deck.

30' x 40' attached garage

24' x 40' pole barn with electricity

Storm cellar with power

Perimeter fence, trees & windbreak

Domestic water well at homesite plus stock well

IRRIGATION:

1600 gpm irrigation well...static water level 14 feet!!

Additional irrigation water from Hooper Irrigation District

Natural gas irrigation motor, pump & gated pipe

2008 REAL ESTATE TAXES: \$2,409.20

OFFERING PRICE: \$395,000

LEGAL DESCRIPTION: E1/2 SE1/4 South of Railroad, Section 19; S1/2 SW1/4 South of Highway, Section 20, T16N, R42W, 117 +/- Acres, Garden County, Nebraska.



GREAT LOCATION * AMAZING WATER * ABUNDANT WILDLIFE

Exclusive Agents for the Seller:

NEBRASKA LAND & CATTLE AGENCY INC.

YVONNE MOONEY, LISTING AGENT

Home: (308) 282-1257 Mobile: (308) 360-0849

RICHARD DAWSON, BROKER

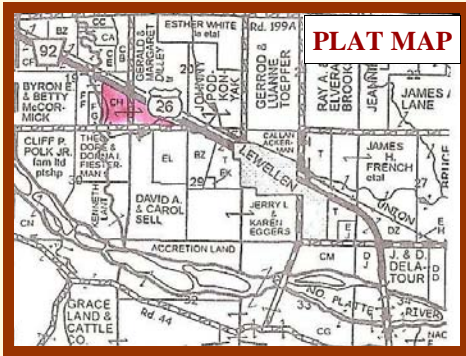
Office: (800) 785-2528 Mobile: (308) 325-0839

www.nelandcattle.com



Additional Information On Back

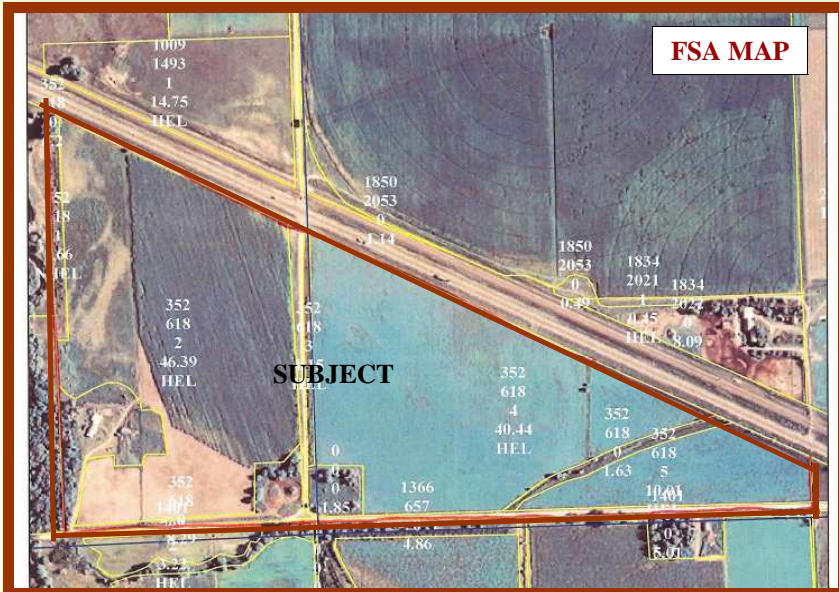
NEBRASKA LAND & CATTLE AGENCY
 20 North Shore Dr 8
 Johnson Lake, NE 68937



210 MILES FROM DENVER, CO.

TO:

BROKER COMMENTS: *Hard to find this caliber of acreage with good improvements, productive irrigated land to farm or cash lease, plus the recreational benefits of the property and immediate area.*



FARM SERVICE AGENCY DATA		
Farmland Acres:	109.8	
Cropland Acres:	99.7	
CROP	BASE	CC YIELD
Wheat	14.5 Acres	28 bu
Corn	48.6 Acres	115 bu



- AREA AMENITIES:**
- Oshkosh/Lewellen—
 “The Goose Hunting Capital of Nebraska”
 - Lake McConaughy
 - Adjoins Blue Creek
 - Lake Ogallala
 - Ash Hollow State Historical Park
 - Crescent Lake National Wildlife Refuge
 - Cabela’s—Sidney, NE
 - North Platte River
 - Farm is located in the North Platte River Elk Management Unit less then two miles from site of new Nebraska bull elk record