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KRAUPIE'S

REAL ESTATE & AUCTIONEERS

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Dolson Land Auction Tract Information

TRACT ONE: 88 Acres more or less. River Land, Lakes & Cabin

Should this Tract sell separate from Tract Two, the dividing line will be surveyed by the Seller.

Land located: 1 1/2 Miles south and 1 mile west of Broadwater, Nebraska

Legal Description: To be determined by meets and bounds survey in Section 29, Township 19, Range 48 West of the 6th P. M., Morrill County, Nebraska.

General Description: This Land has been the envy of many people who frequent this area whether it is during hunting season or in the summer time. Highly recognized for Deer, Wild Turkey, Ducks and Geese. The lakes have a variety of fish including Large Mouth Bass, Crappie, Catfish, Blue Gill and Perch. The river is well developed in habitat for wildlife. This is truly like owning your own recreation area!

There is a hunting cabin on the property which has 896 sq. ft., 2 bedrooms, 1 bath, fireplace, nice kitchen/dining area with picture windows looking out to the river. There is a nice sized enclosed porch area entering the cabin for your hunting boots and supplies. A two car garage with cement floor, approach and overhead door is an added amenity.

The Land within the river area extends approximately 4 tenths of a mile and has not been hunted heavily for years.

Taxes: The Buyer will pay all of the 2007 Real Estate Taxes in the amount of approximately \$798.21
The Estimated Real Estate Tax for this Tract in 2008 is \$3,550.00

Possession: The Buyer will have full possession on closing.

The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should make their own investigations and inspections. Please contact Kraupie's for additional information.

