

**North Platte
River**

"The Hunting Ponderosa"

220 Acres +/- River Land

Hunting!

Land located: 2 miles west of Broadwater, Nebraska (on the south side of Highway 26).

Hunting! This has been a very productive property during hunting season. Highly recognized for Geese, Ducks, Deer, and Wild Turkey! There are 2 blinds near the river channel. Easy access to the hunting area for waterfowl.

Pasture land: The pasture affords good grazing capability running around 60 pair for the summer months.

Irrigated Land: 30 acres of productive farm land which has raised Corn, Beans and Alfalfa. This land is flood irrigated. Water is supplied from the Beerline Irrigation Ditch.

Legal Description: Part Of the SW 1/4 (Lots 3, & 4) Section 20, Township 19, Range 48 West 6th P. M., Morrill County, Nebraska. Plus, 102 acres of Accretion Land.

Note: This offering will include approximately 6 acres of river frontage owned by the neighbor (shown in white dotted area) which is on the north side of the current channel. This land may be surveyed or the boundaries may be established by mutual agreement with the neighbors with latitude/longitude GPS points.

Taxes: The 2009 Real Estate Taxes are \$1,337.74. Real Estate Taxes are subject to change by the County.

The Irrigation Taxes under the Beerline Ditch are \$726.00. This includes 30 acres of Class I Water right and 14 acres of Class II Water Right. (2009 paid). The 2010 Taxes will be payable sometime in April.

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.

Price: \$672,500.00

KRAUPIE'S

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