

FOR SALE
80 ACRES (MORE OR LESS) NANCE COUNTY LAND

OWNER: LORI WAGNER

LIST PRICE: TOTAL: \$160,000.00.
PER ACRE: \$2,000.00

(Survey will be required and cost will be shared 50/50)

LOCATION: From Genoa, Nebraska - Highway 22 South side of Genoa, 7 ½ miles west on North side of Highway.

PROPERTY DESCRIPTION: This property has excellent hunting available, in deer, turkey, pheasants and much more. It would also make an excellent place for a cow-calf operation as it offers windbreak, drainage and sandy soils. Highway frontage is also a big plus to the property.

A breath-taking view of the Loup River Valley awaits the new owner of this property; also making it a prime spot to build a new home with a great view. More land would be available if desired.

There are approximately 16.8 acres of farm land and 60.1 acres of trees, ravines, canyons and pasture.

Legal Description: W. part of SW ¼ of Section 33, T17N, R5W of the 6th P.M. , and the N. Part of the NW¼ of Section 4, T16N, R5W of the 6th P.M., all in Nance County, Nebraska .

2009 REAL ESTATE TAXES: Section 33-\$3,322.60. Section 4 (to be determined)

TERMS: CASH. Down Payment at time of signing Purchase Agreement. Balance due at closing. Possession given at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller.

FOR FURTHER INFORMATION OR A SHOWING

**CONTACT: Brad Luchsinger-910-8619, August Runge, 276-1265,
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