

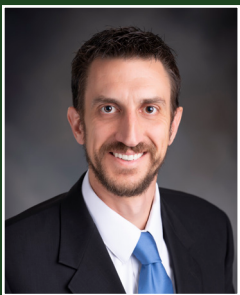
# LAND FOR SALE



## East Canyon Road Range

FRONTIER COUNTY | NEBRASKA

<b>LOCATION:</b>	Two miles south of Eustis, Nebraska on the west side of East Canyon Road.
<b>LEGAL DESCRIPTION:</b>	W1/2 and part of E1/2 west of road Section 34, Township 8N, Range 24W of the 6th P.M., Frontier County, Nebraska.
<b>ACRES &amp; TAXES:</b>	429.29+/- tax-assessed acres; 2024 taxes payable in 2025 are \$2,314.70
<b>SOILS:</b>	Primarily Class VI Coly and Uly silt loam.
<b>POSSESSION/LEASE:</b>	Possession at closing. No hard lease for the upcoming grazing season.
<b>PRICE:</b>	\$750,000.00



### LISTING AGENT:

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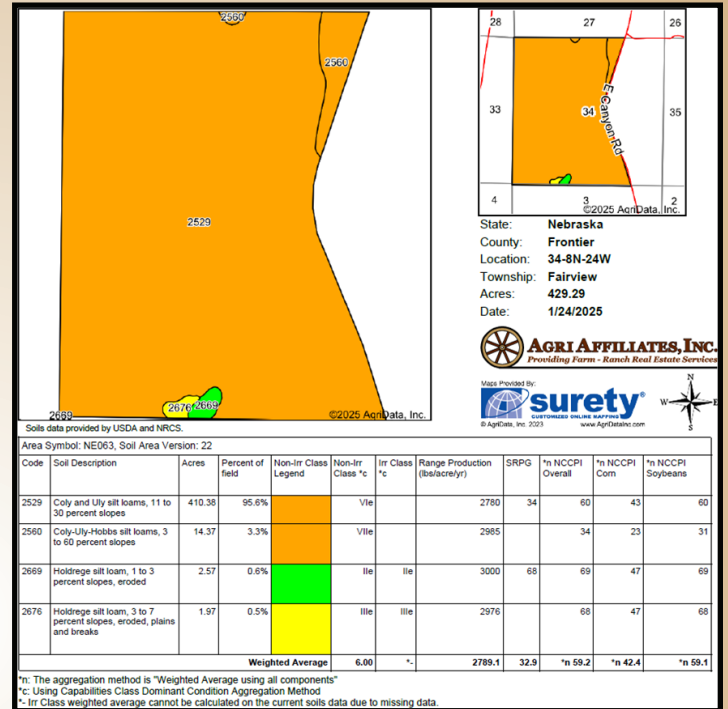
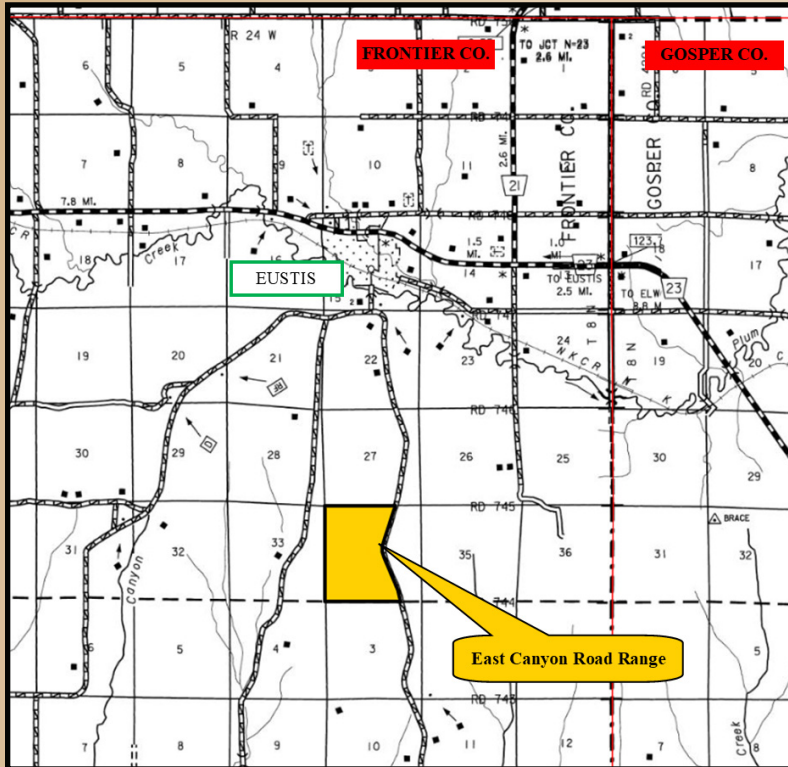
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





# AGRI AFFILIATES, INC.

- LAND USE:** Grassland/Summer Rangeland
- FENCING:** Property fencing consists of 4-strand barbed wire on wood posts.
- LIVESTOCK WATER & EQUIPMENT:** Two windmills, corrals, and two livestock water tanks. (see map)
- COMMENTS:** Property includes productive rangeland with excellent access and livestock water.



**Don't miss this opportunity to own prime rangeland!**