

NEBRASKA LAND AUCTION

Saturday, February 17, 2018 at 2:00 p.m. MT
Country Kitchen Restaurant

1250 W 10th St., Chadron, NE

(Informational Meeting Feb. 16 at 1:00 p.m. MT)

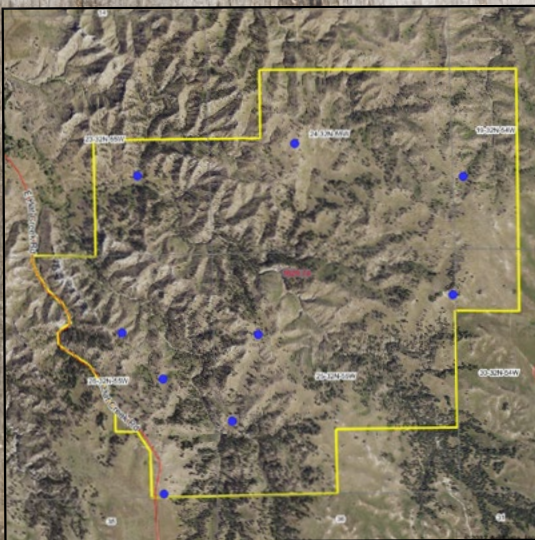
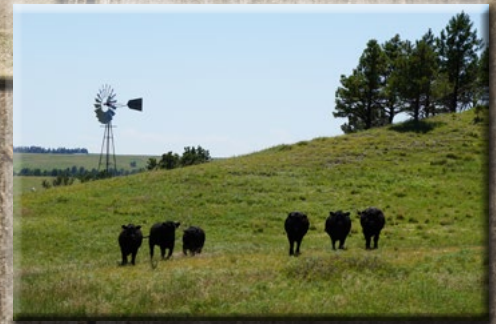
Turtle Rock North Ranch

Sioux County, NE

1,628 +/- Acres

Ranch located 19 miles west of Crawford, NE

- County Road Access
- Pine Tree Covered Canyons
- No Building Improvements
- Underground Pipeline
- 10 Tanks/2 Windmills
- Good Fences
- Carrying Capacity 350 Yearlings for 5 Months
- Deer, Elk, Turkey and Upland Bird
- Hat Creek Landowner Elk Zone
- Approximate Annual Taxes \$3,925



Janelle Johnson - Broker
Mark Johnson - Listing Agent
402-322-1991

234 N Cherry Street/PO Box 88
Valentine, NE 69201
402-376-2000

heartlandcountry.net
sportsafieldtrophyproperties.com

Information gathered from sources deemed reliable, but not guaranteed.

Summary of Terms: A 10% earnest money deposit of the total contract price will be due immediately from successful bidder. The property is being sold "AS IS, WHERE IS" and without any contingencies including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Sold with reserve.

Heartland Country
REAL ESTATE

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