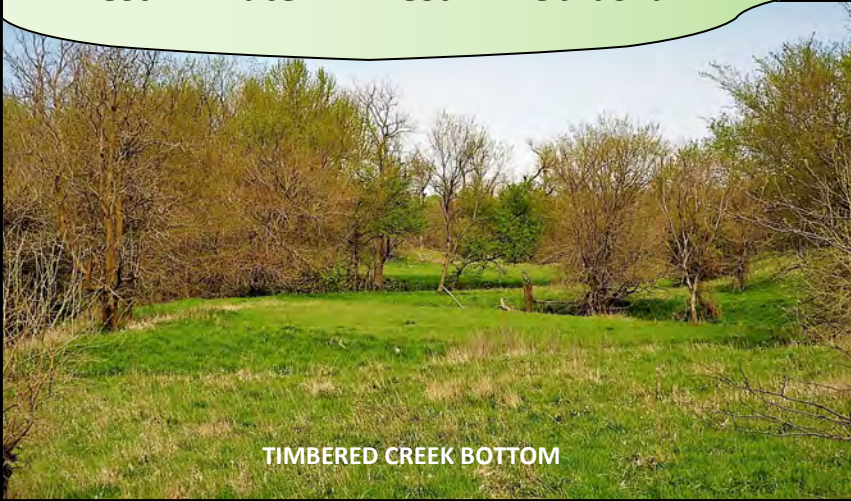




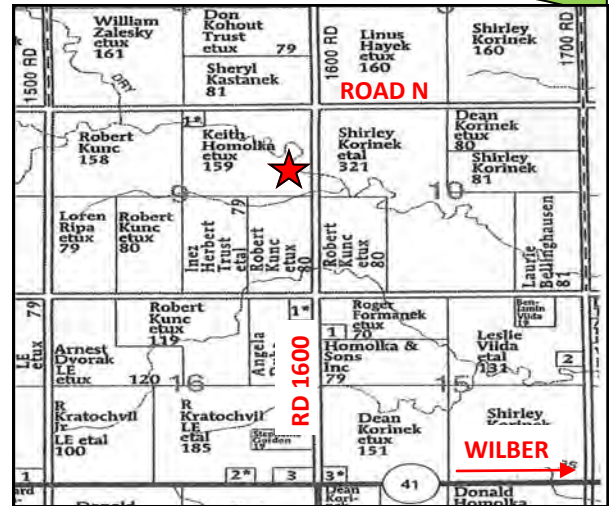
WILBER HUNTING FARM

49.79 ACRES
SALINE COUNTY, NE

Invest in Water - Invest in Nebraska



TIMBERED CREEK BOTTOM



LOCATION: 5.5 miles west of Wilber, NE on State Hwy 41, then north 1.5 miles on County Road 1600 (Pleasant Hill Road) to the southeast corner of the farm. The farm is in the southwest quadrant of the intersection of County Roads 1600 & N.

LEGAL DESCRIPTION: Part of NE1/4, Section 9, T-6-N, R-3-E, Saline County, Nebraska. The property line is irregular but a legal survey and lengthy legal description is available for review. The survey line is 2 feet into the edge of the adjoining cropland fields.

LAND USE: 49.79 deeded acres of tree groves, timbered creek, grass and hay meadow (no cropland).

NOTE: The adjoining 96.71 acres of cropland is offered for sale by separate owner. Nebraska Land & Cattle Agency is the listing broker and agent of that owner. The cropland brochure is shown as Wilber Crop Farm at www.nelandcattle.com. Prospective Buyers can buy either tract or the entire farm via two separate purchase contracts. The home site with 12 acres located in the northwest corner of the farm is owned by a separate entity and is not offered for sale at this time. If the two tracts sell to separate Buyers, the Buyer of the timbered tract will be required to grant an access easement to the Buyer of the cropland via an established field road.

POSSESSION: Full possession at closing. No leases.

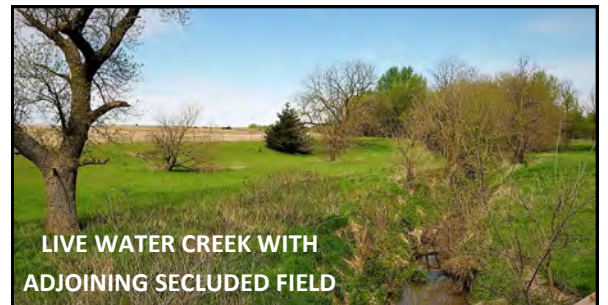
2016 REAL ESTATE TAXES: \$1,068.48

OFFERING PRICE: \$215,000

- ◆ LIVE WATER TIMBERED CREEK
- ◆ TREE GROVES - GRASS MEADOWS
- ◆ WHITETAIL DEER-WILD TURKEY-QUAIL



GREAT QUAIL LOAFING & TURKEY STRUTTING
AREAS NEXT TO CREEK & FIELDS



LIVE WATER CREEK WITH
ADJOINING SECLUDED FIELD

Offered exclusively by:

NEBRASKA LAND & CATTLE AGENCY, INC.

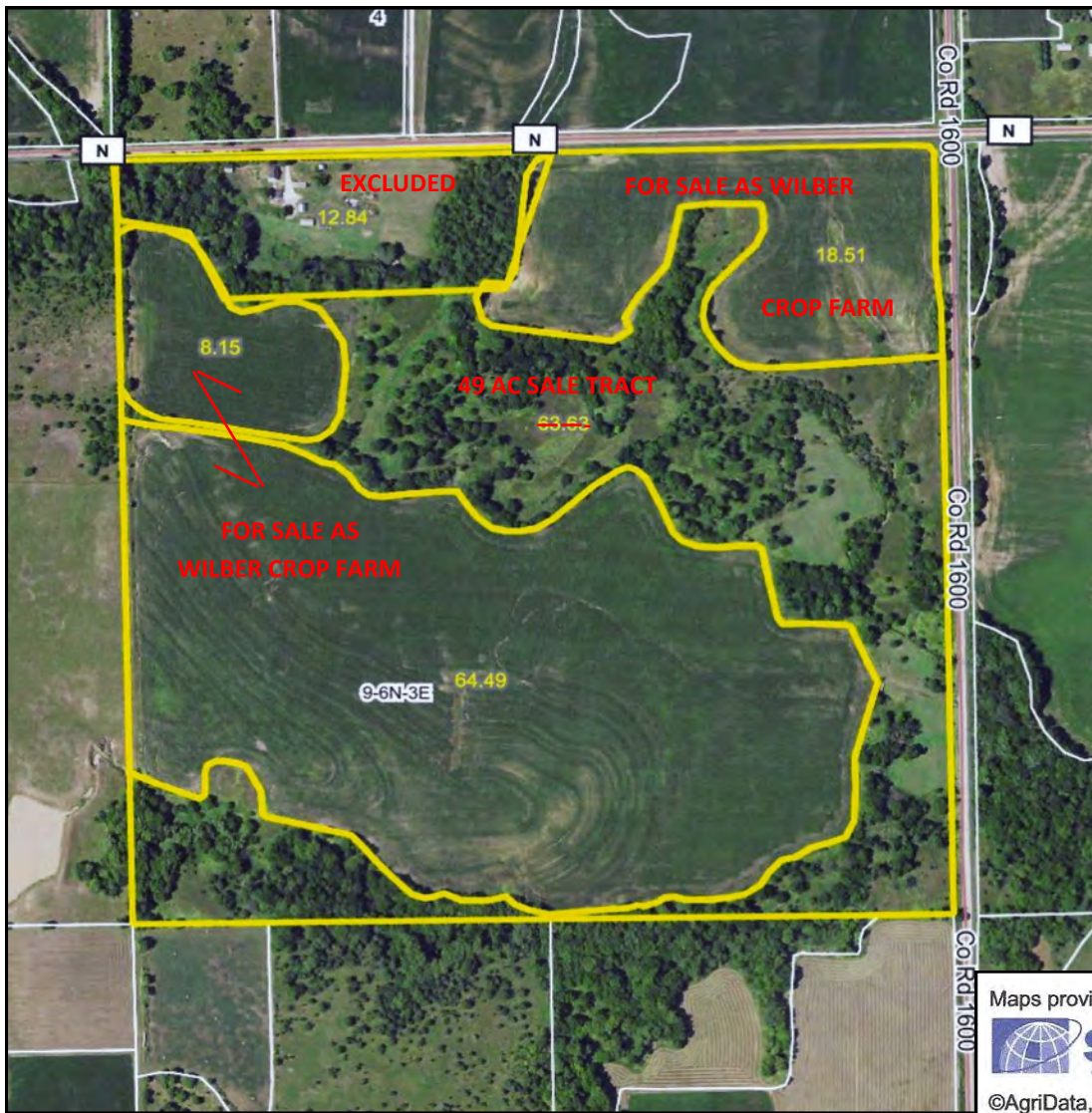
Richard Dawson, Broker

Office: (800) 785-2528 Mobile: (308) 325-0839

Nick Zerr, Agent, Gove, KS (785) 673-6424

www.nelandcattle.com

FSA AERIAL MAP



Maps provided by:

CUSTOMIZED ONLINE MAPPING
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HEAVY TIMBERED COVER FOR WHITETAIL

BROKER COMMENTS: As a life long hunter, I greatly appreciate the whitetail, wild turkey, and quail hunting potential of this property. The water, timber and grass meadows plus the adjacent fields provide everything needed for wildlife. The secluded large tree grove in the southwest corner is a natural deer bedding area. The large, interior field on the Wilber Hunting Farm sale tract is surrounded by timber on the sale property.

Richard Dawson, Broker

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.