

Western View Real Estate



T BACH RANCH * DAWES COUNTY * NEBRASKA (WHITE UNIT * 723 Acres +/-)

***Philip J Rosfeld, Broker, Western View Real Estate
308-432-6828 Day or Night 308-430-5151***

Location: From Junction Hwy 20 & Hwy 385, Chadron, NE
3 1/2 Miles West, 2 Miles South, 1/2 Mile East to the NW Corner

Legal Description: NE4, E2SE4 34-33-49 237.63 Acres +/-
S2, NW4 35-33-49 484.78 Acres +/-

Land Use: Dry Crop 310 Acres +/- * Native Range 413 Acres +/-

Improvements: Well, Pipeline & Livestock Tanks * Sells subject to mutual
easement and water well use agreement * **Taxes:** \$4,699.56

Purchase Option: (484 Acres +/- \$484,000)

List Price: \$575,000

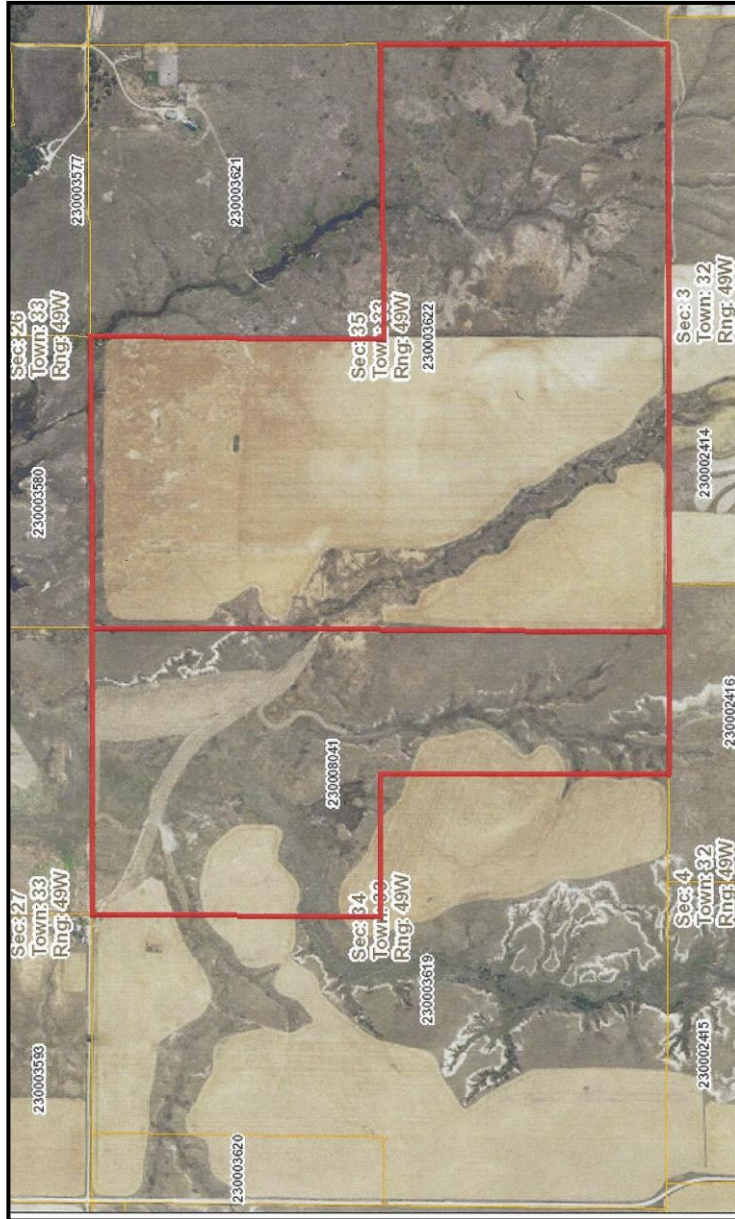
Western View Real Estate * (308) 432-6828
269 Main Street, Chadron, NE
www.WesternViewRealEstate.com

Philip J Rosfeld * Broker * Western View Real Estate

All information has been provided by sources deemed reliable, however accuracy is not guaranteed.
Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval
of purchase by owner, prior sale, price change, correction or withdrawal without notice.



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