

# Western View Real Estate



## **313.6 ACRES +/- \* WHITNEY \* DAWES COUNTY, NE**

If you have been looking for property with live water year round, then look no further. Total acres of 313.6 with 237.4 acres of farm ground and 76 acres of grass. About  $\frac{1}{4}$  of the property is sub irrigated by Ash Creek. Farm ground is in wheat fallow rotation with Base acres of 159.11 and proven yields of 43 bushels per acre. The grass land borders Ash Creek which runs south to north through the property on the east side. Easy access from Lemmon Road on the west and Haynes Road on the east. Located  $\frac{1}{2}$  mile south of the Whitney Spur and HWY 20 junction. Real Estate Taxes for 2015 are \$2,479.22. The seller reserves the right of a 1031 tax deferred real estate exchange with no liability or expense to the buyer.

List Price \$300,000

(308) 432-6828

269 Main Street, Chadron, NE

[www.WesternViewRealEstate.com](http://www.WesternViewRealEstate.com)

**Philip Rosfeld \* Broker \* Western View Real Estate**  
**Listing Agent \* John Haynes**

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.

