

Helberg and Nuss Auctions & Realty

1145 M Street, Gering, Nebraska 69341

OWNERS: Randall & Cynthia Pryor

PRICE: \$1,100,000.00.

LOCATION: From Harrisburg, Ne., 2.5 miles west on south side of CR #18.

ACRES: 1,052.14 According To Banner County Assessor.

REAL ESTATE TAXES: 2022- \$5,126.12.



LEGAL DESCRIPTION: All Section 8, W1/2NW1/4 Section 9, N1/2 Section 17, Township 18 North, Range 56 West of the 6th P.M., Banner County, Nebraska.

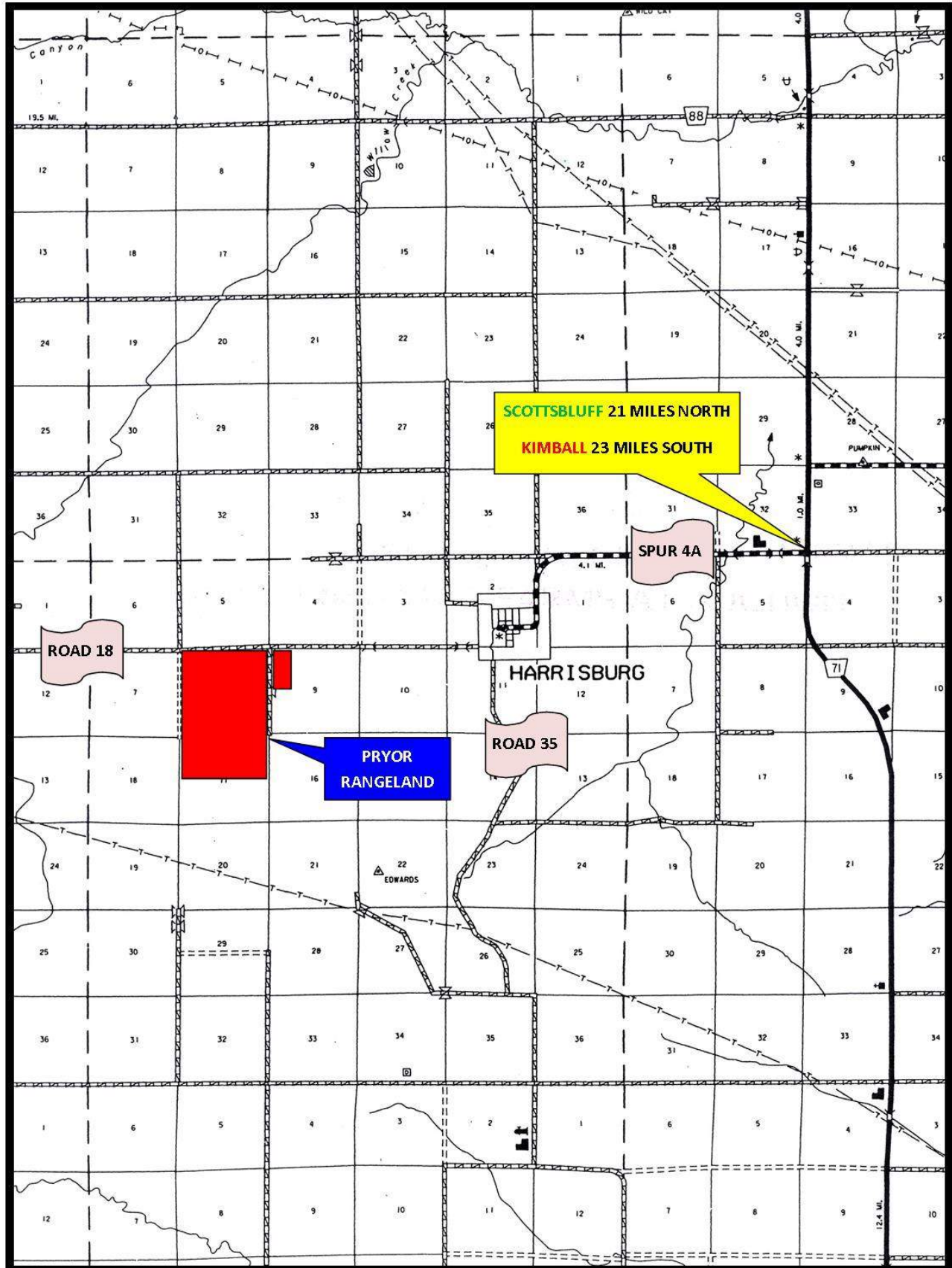
MINERAL RESERVATION: Sellers reserve no mineral rights.

1031 EXCHANGE: Buyer will agree to cooperate with Seller in Seller's efforts to use a 1031 Tax Free Exchange in acquiring another property. This will result in no expense to the Buyer.

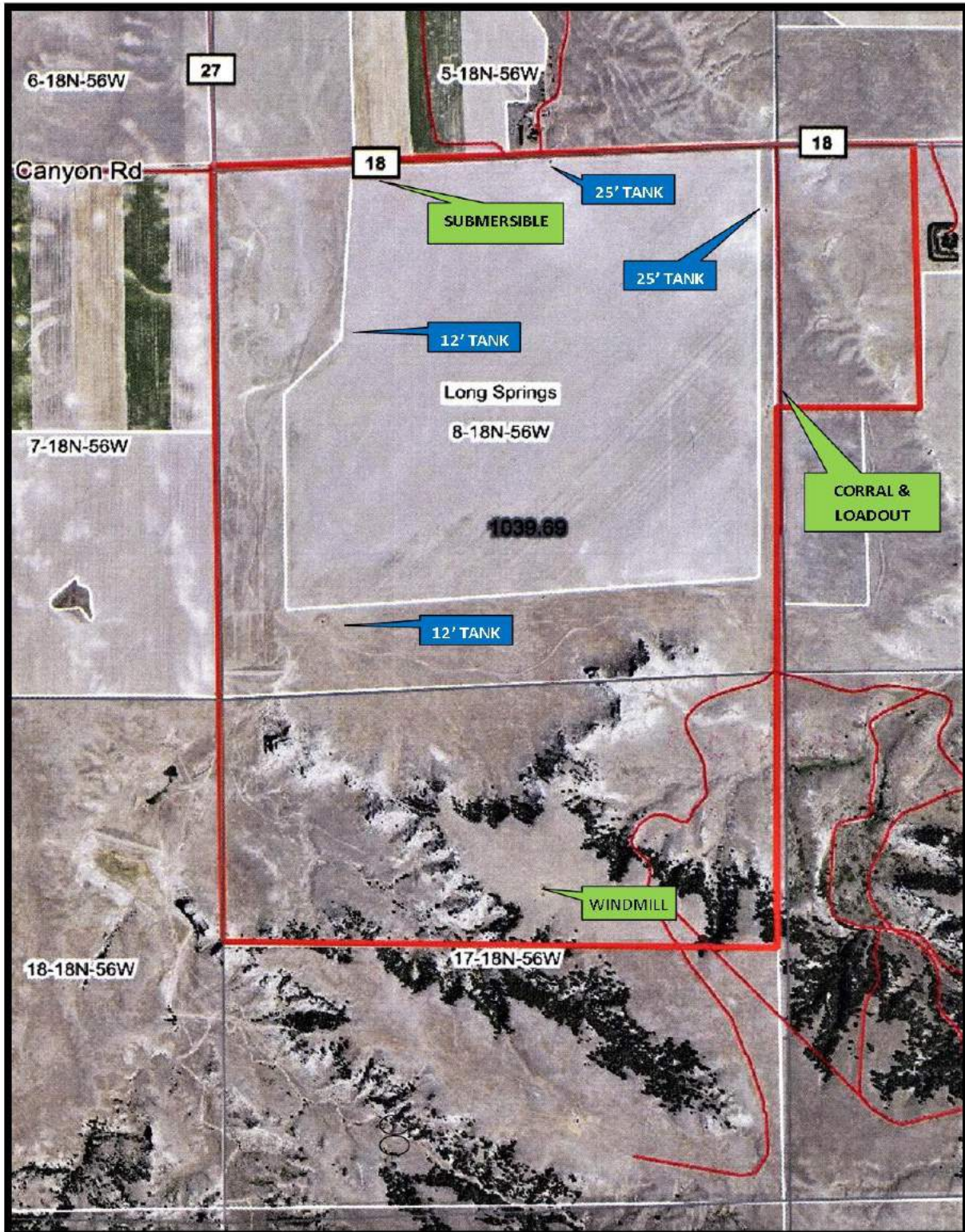
DESCRIPTION: This property is easily accessible just west of Harrisburg. The Section 8 land has virtually new 4 barbed wire fence on 3.5" posts along the Road frontage. Terrain on Section 8 is mostly slightly sloping. There is a outcrop bluff at the southeast corner that continues south into Section 17. The well source for the livestock water pipeline is in the N1/2NW1/4 Section 8 adjacent to Road #18. Section 18 has 4 tank sites on the pipeline. Two have 12' tanks, and 2 have 25' tanks. The tanks are on concrete with apron, and have pipe rail to help prevent cattle from getting into the tanks. The tank in the NE1/4 Section 8 can be accessed from the Section 9 land to the east. There is a recently constructed set of steel corrals at the southwest corner of the Section 9 land. These corrals have pens, alley and steel semi loading chute. The land in Section 17 is rougher terrain with canyons, and rock outcroppings. The canyons have scenic pine or cedar trees. There is one windmill located in the south central part of Section 17. The water system is like new, and constructed the right way. Water sites are dispersed to promote uniform grass land use.

NOTE: The submersible well in Section 8 also supplies two building sites located east of the Pryor rangeland. There is a written agreement addressing the operation and management of the well among the users.

The above information is from sources deemed reliable, but is not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, and it's agents are agents of, and are representing the seller.



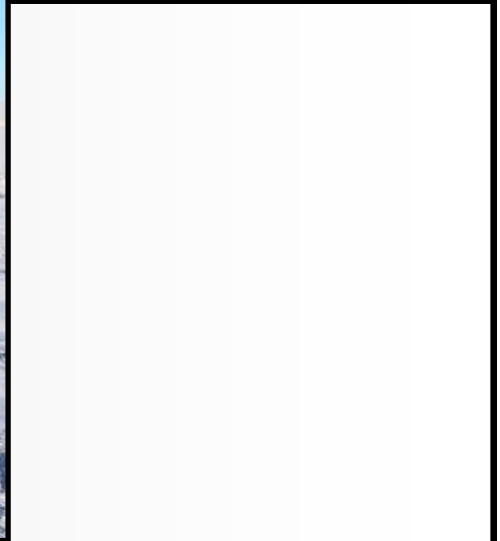
Aerial Map



Photos:



Photos:



Photos:

