

CAMPBELL Property

Little Lake Alice, Nebraska

Scottsbluff

208 Acres



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Little Lake Alice, Nebraska



Price

\$99,000.00 Ninety Nine Thousand Dollars

Location

The Campbell Ranch is located near Little Lake Alice, approximately 7 miles north of Scottsbluff, Nebraska. Access is easy and convenient just 1 ½ mile off the Lake Minatare Highway.

Home Site

There is a very nice home site with an existing well. The site offers beautiful southern views of the North Platte Valley and of Scottsbluff Monument.



Acreage Summary (Based on Scottsbluff County Assessor)

167 Acres Grass

44 Acres Irrigated Farm

208 Acres Total

Water Rights

There are 38 acres of water rights. 2009 operating & maintenance assessment is \$988.00 or \$26.00 per acre.

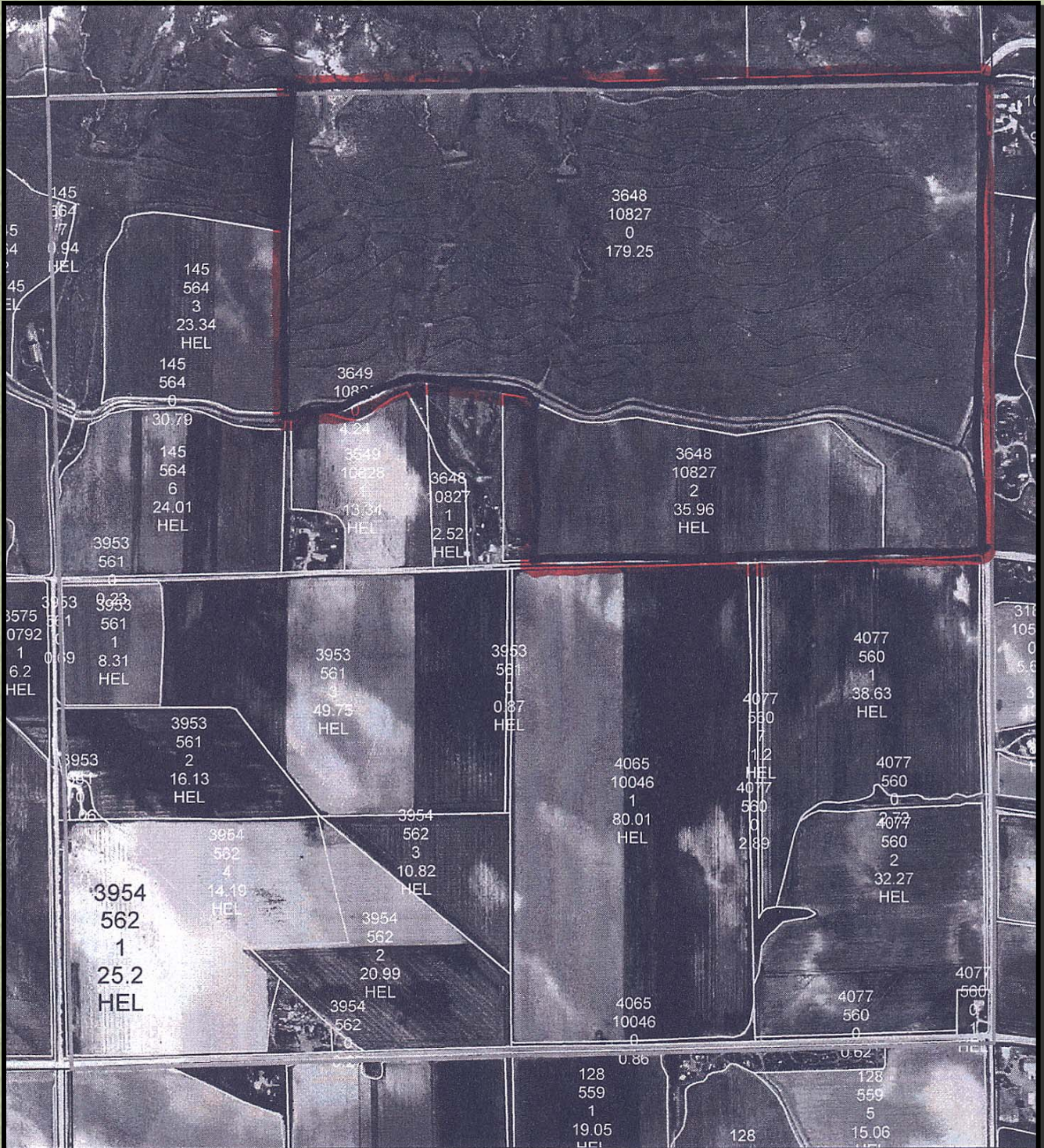
Real Estate Taxes

2008 taxes were \$1,048.48

About The Property

This property is a nicely balanced farm/ranch unit. It has lots of possibilities for cattle, crop, hay and home development.

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United States Department of Agriculture
Farm Service Agency



S 21
T 23
R 54

Scotts Bluff County

1:9,187

Date

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Maps

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

