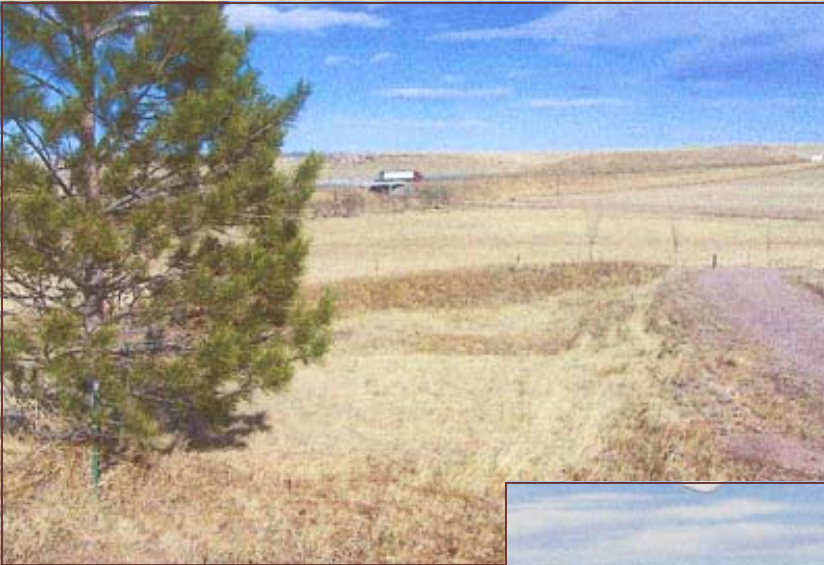


Bushnell Property

Offered Exclusively By:
Madden Brothers Frontier Realty



235 +/- acre ranch along I-80. Excellent mobile home w/ "stick-built" additions. The home features 4 bedrooms, 2 bathrooms, and a detached garage with a concrete floor. Additional income from Cabelas sign is \$5,500/year and payable to the owner. Also, 1,000 +/- acres of adjoining rangeland are for sale and could be purchased w/this ranch.





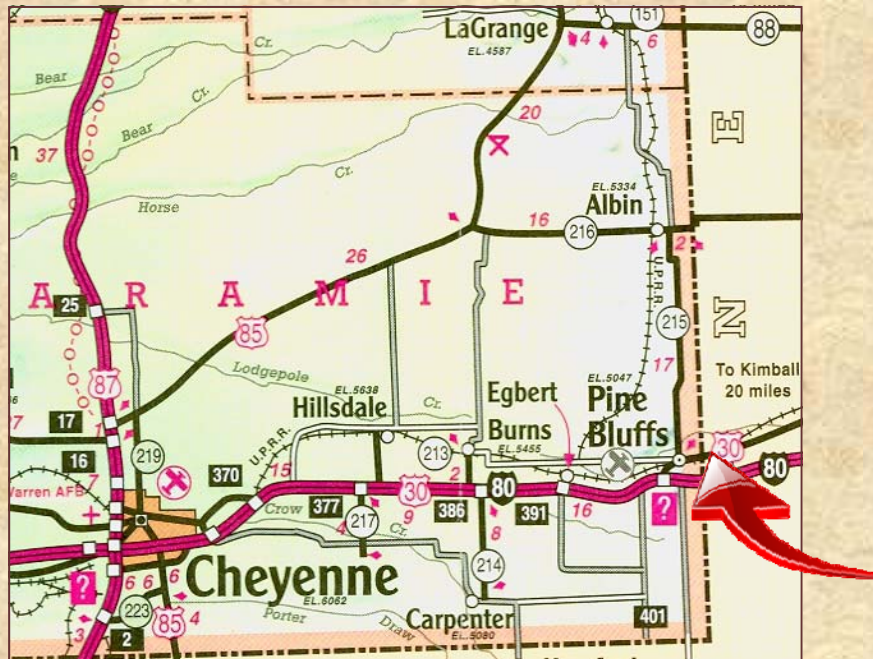
- House - 2016 square feet mobile home w/ "stick-built" additions. 4 bedrooms & 2 baths.
 - Garage with concrete floor 1,064 square feet
- small lean-to with tack room & other small out buildings
 - Shelter belt of trees with drip system installed
 - 1 domestic/stick well & 1 stock well



This Property is being offered for \$161,000

Taxes — \$2,475

This property is located in Nebraska 6 miles east of Pine Bluffs, WY,
7 miles west of Bushnell, NE and 51 miles east of Cheyenne, WY.



NOTICE TO PROSPECTIVE BUYERS

The information contained in this exclusive brochure has been obtained from sources that are deemed to be reliable by Madden Brothers Frontier Realty. However, the accuracy of this information is not guaranteed or warranted by Madden Brothers Frontier Realty or the Seller. Prospective Buyers are directed to make, and expected to conduct, their own independent investigations of the information in this brochure. The inspection of the property offered for the sale in this brochure is the sole responsibility of the prospective Buyers and/ or their agents. This offering is subject to prior change, correction or withdrawal without notice. Any maps contained are for visual aid. All boundaries and fences should be inspected to buyer satisfaction.

This property is exclusively listed by:

Madden Brothers Frontier Realty
4576 Highway 85/26
PO Box 670
Torrington, WY 82240
307-532-7079 – Office
307-532-7435 – Fax
Shawn Madden, Broker

