



## ***The Rawhide Community***

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If you have ever dreamed of living in a location where you can be in the North Platte River Valley and see the beauty of Laramie Peak, you have found **THE** place ! The Rawhide Subdivision has all of the essentials you ever wanted for rural living enjoyment. Lot sizes range from 1.73 acres to as much as 10.46 acres and provide privacy, room, and the **ULTIMATE** in **Country Living!**

Even More incredible is the amazing low cost of these prime locations!

**Each acreage has the following features included in the price:**

- Electricity, natural gas, telephone, cable television and high speed internet access are underground to each property location.
- A water well cased to 100 feet of depth (perforated pipe from 90' to 100' ) on each property location
- The following lenders are familiar with this property and financing is available: Bank of the West, First National Bank, First State Bank, Pinnacle Bank, Platte Valley National Bank and US Bank

The **ULTIMATE** in **Country Living** is also designed to allow children to have the kind of opportunities that we all cherish. The Rawhide Subdivision provides the opportunity for a total family experience that allows the ownership of horses and other animals for pleasure, 4-H, FFA, and other youth activity projects. A Home Owner's Association will provide the organizational leadership to insure an excellent life style for each property owner.

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. This property is exclusively listed

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