

MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

642 Acres ± Pastureland



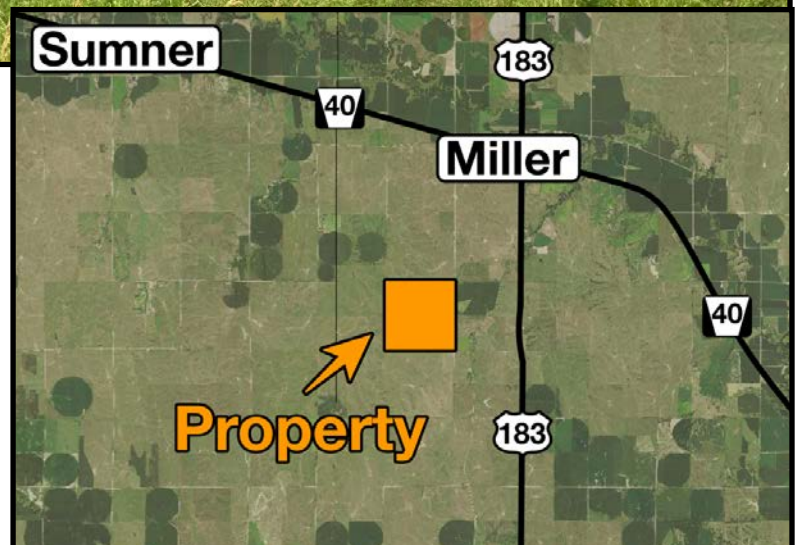
Location: From Miller, Nebraska, 1/2 mile west on Highway 40 and 2 miles south on Arrow Rd.

Legal Description: All of Section 30, Township 11 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: 642.16 Acres, more or less, according to Buffalo County Assessor's records. Well located pastureland with good access. Water for livestock is provided by an electric submersible well and underground pipeline serving 2 tank locations plus 5 dams. Includes 3 miles of newer 5 wire perimeter fence. **An excellent unit – well managed rangeland!**

2018 Taxes: \$ 11,274.58

Price and Terms: \$ 1,188,000. (\$ 1,850/Acre)
10% earnest money payment upon signing purchase agreement.



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Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists

marshallauction.com



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