

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

BUFFALO COUNTY, NE

PRICE REDUCTION

61.02 Acres ±

UNIQUE PROPERTY -
EXCEPTIONALLY WELL
LOCATED LAND NEAR
KEARNEY

Location: 1/3 mile north of Hwy 40 on 17th Avenue

Legal Description: A tract being part of the South Half and part of the Northwest Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: 61.02, more or less, according to recent survey. Exceptionally well located land with access from 17th Avenue - just north of Highway 40. Consisting of cropland, grassland and river-frontage providing potential for recreational use and more.

Zoning: Ag

2019 Taxes: \$ 1,973.26

Price and Terms: \$ 460,000. \$395,000 10% earnest money payment upon signing purchase agreement.



Your Land Specialists

Office 308-234-6266

Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

marshallauction.com



Maps are for illustrative purposes only — not intended to represent actual property lines.

Price Reduced
\$395,000

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