

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

DAWSON COUNTY, NE

# LAND FOR SALE

# 1,596.11 Acres ±



An outstanding contiguous tract of grassland  
- excellent water system & corrals!

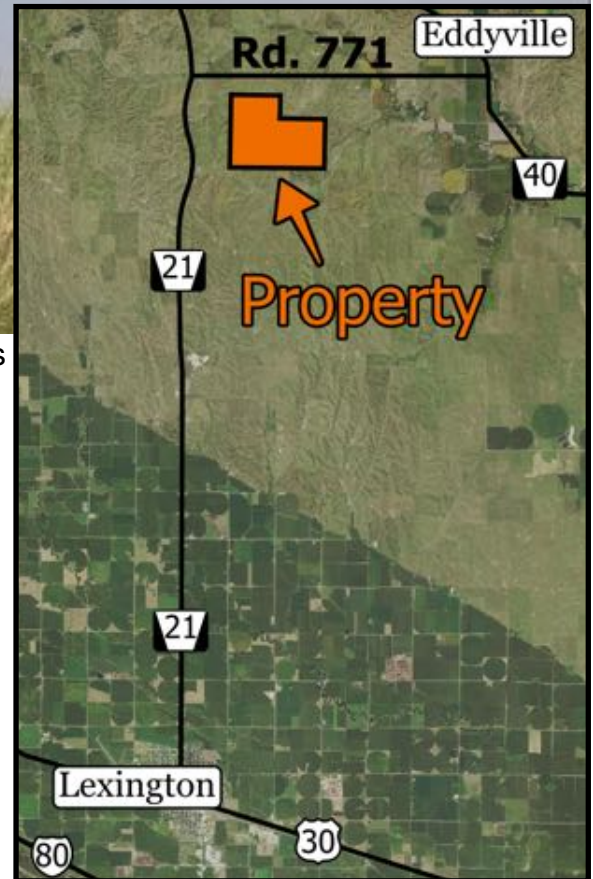
**Location:** From Eddyville, 1/4 mile south on Highway 40, 3.5 miles west on Rd. 771 (paved highway) and 1 mile south on Rd. 436. From Lexington, 14.5 miles north on Highway 21, 3 miles east on Rd. 771 (paved highway) and 1 mile south on Rd. 436.

**Legal Description:** All of Sections 27 and 28 and the South Half of Section 21, Township 12 North, Range 21 West of the 6th P.M., Dawson County, Nebraska

**About the Land:** 1,596.11 Acres, more or less, according to Dawson County Assessor's records. An outstanding contiguous tract of grassland with an electric submersible well and underground pipeline supplying freshwater to 6 strategically located tank locations. Excellent fences, 8 dams plus newer corrals and cattle gathering facilities. The land lays exceptionally well and is easily traversed with a vehicle.

**2019 Taxes:** \$ 22,502.66

**Price and Terms:** \$ 2,550,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. 2020 Real estate taxes paid by seller.



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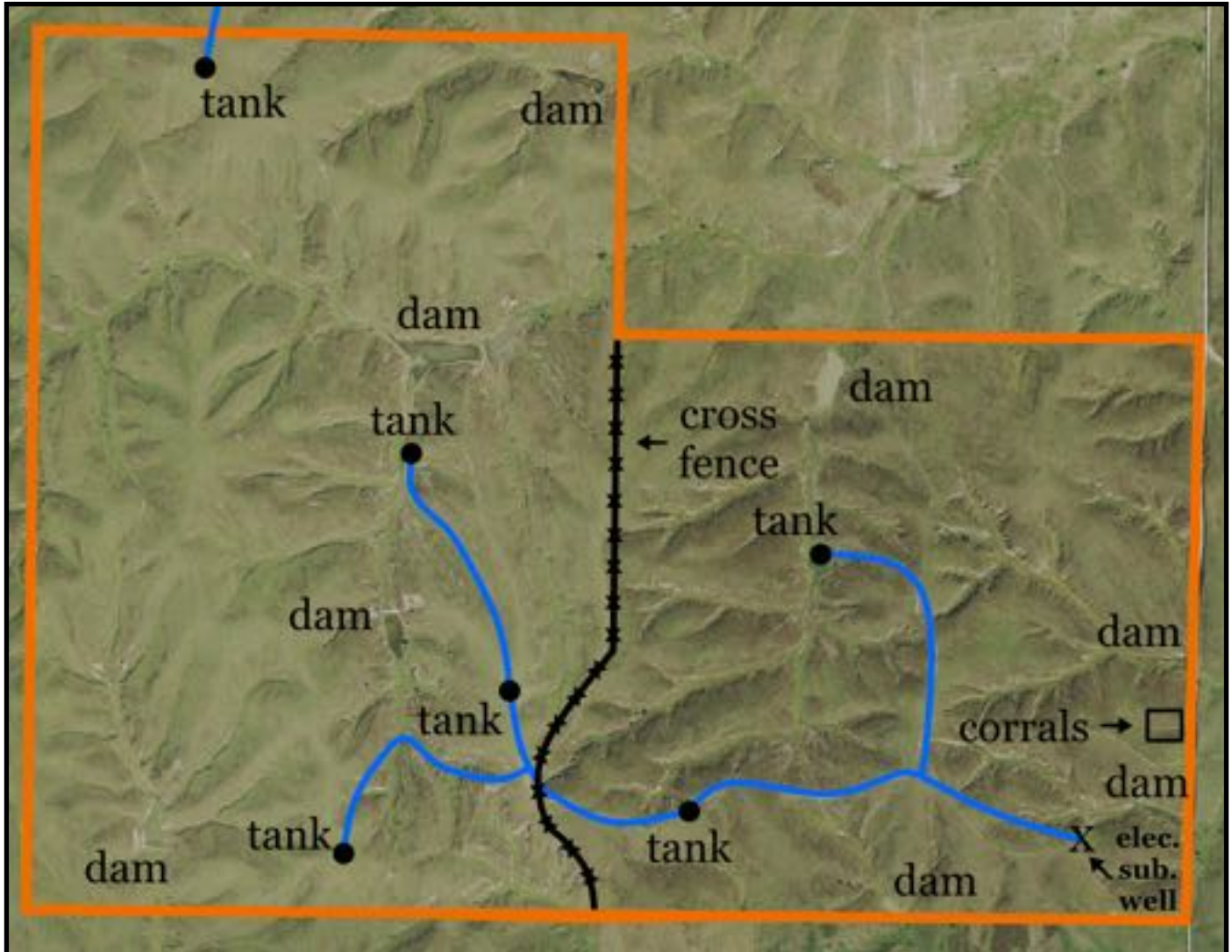
Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists



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



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marshallauction.com



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