

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

GOSPER COUNTY, NE

# LAND FOR SALE

# 160 Acres<sup>±</sup>



**Location:** From the south edge of Elwood, 6.5 miles south on Highway 283 and 1/2 mile east on Rd. 736

**Legal Description:** Southeast Quarter of Section 12, Township 6 North, Range 23 West of the 6th P.M., Gosper County, Nebraska

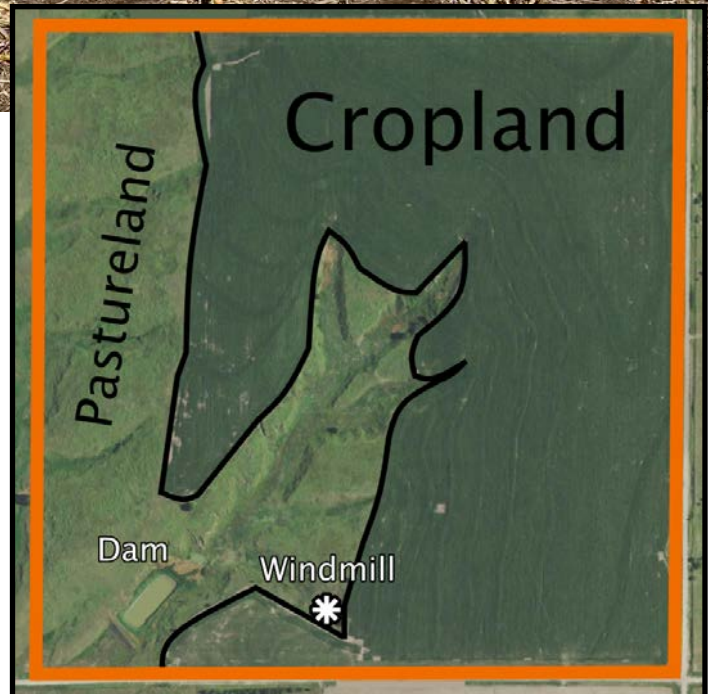
**About the Land:** 160 Acres, more or less, according to Gosper County Assessor's records. Consisting of approx. 102.6 acres of non-irrigated cropland, the remainder pastureland. Water for livestock is provided by a windmill well and a large dam.

**Farm Service Agency:** Corn base - 37.74 acres with 127 bu. PLC yield, Wheat base - 33.7 acres with 45 bu. PLC yield, Oats base - 5.81 acres with 42 bu. PLC yield

**Soil Types:** Cropland - Mostly Holdrege-Uly silt loams with smaller areas of Coly silt loam. Grassland - Mostly Uly and Coly silt loams.

**2020 Taxes:** \$ 2,373.84

**Price and Terms:** \$ 240,000 10% earnest money deposit upon signing purchase agreement. The remainder due upon closing.



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**Miles Marshall | Broker**

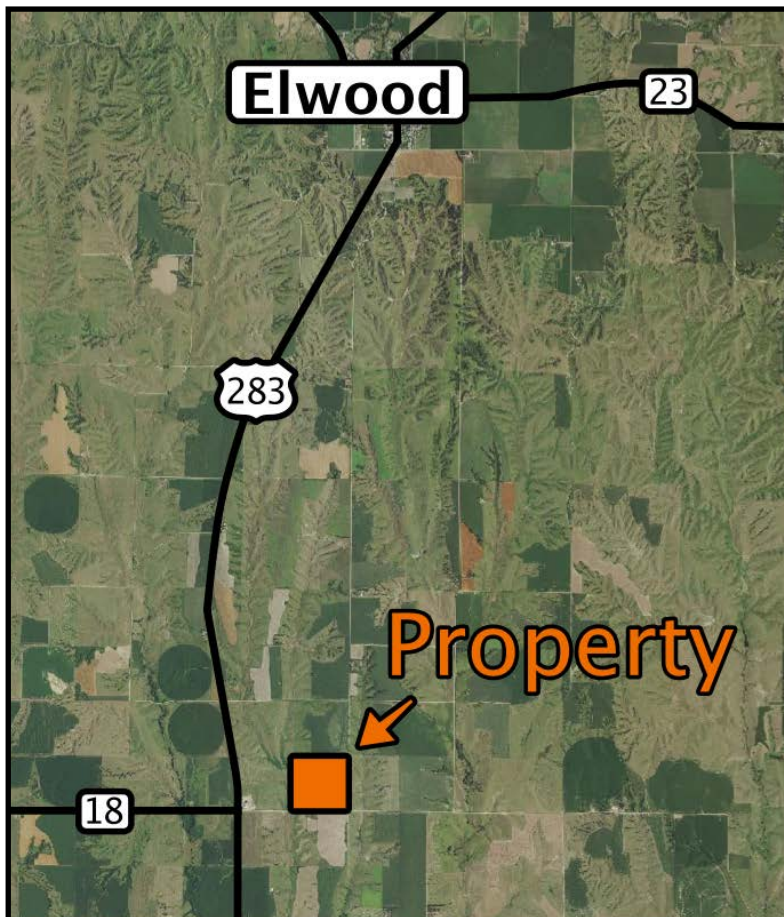
Cell 308-233-4384

**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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