

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

GOSPER COUNTY, NE

# LAND FOR SALE

## 245 Acres±



**Location:** From Elwood, 1/4 mile east on Highway 23, 4 1/2 miles south on Rd. 427 and 1/4 mile east on Rd. 738

**Legal Description:** Northeast Quarter and the East Half of the Northwest Quarter in Section 5, Township 6 North, Range 22 West of the 6th P.M., Gosper County, Nebraska

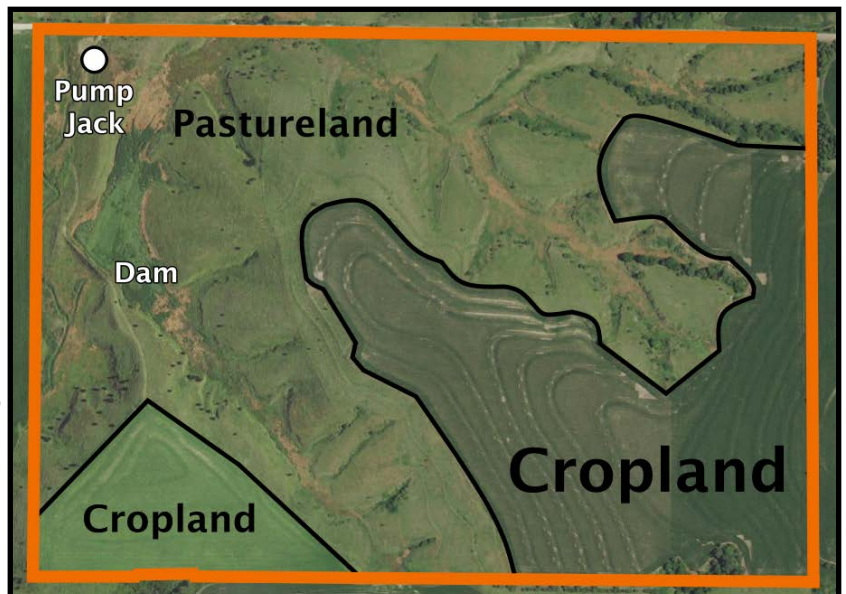
**About the Land:** 245.01 Acres, more or less, according to Gosper County Assessor's records. Consisting of approx. 94 acres of non-irrigated cropland, the remainder pastureland. Water for livestock is provided by an electric pump jack. Not grazed in 2020.

**Farm Service Agency:** Corn base - 34.56 acres with 127 bu. PLC yield, Wheat base - 30.86 acres with 45 bu. PLC yield, Oats base - 5.33 acres with 42 bu. PLC yield

**Soil Types:** Cropland - Mostly Holdrege silt loams and Holdrege-Uly silt loams. Grassland - Mostly Uly and Coly silt loams.

**2020 Taxes:** \$ 2,602.10

**Price and Terms:** \$ 320,000 10% earnest money deposit upon signing purchase agreement. The remainder due upon closing.



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Miles Marshall | Broker

Cell 308-233-4384

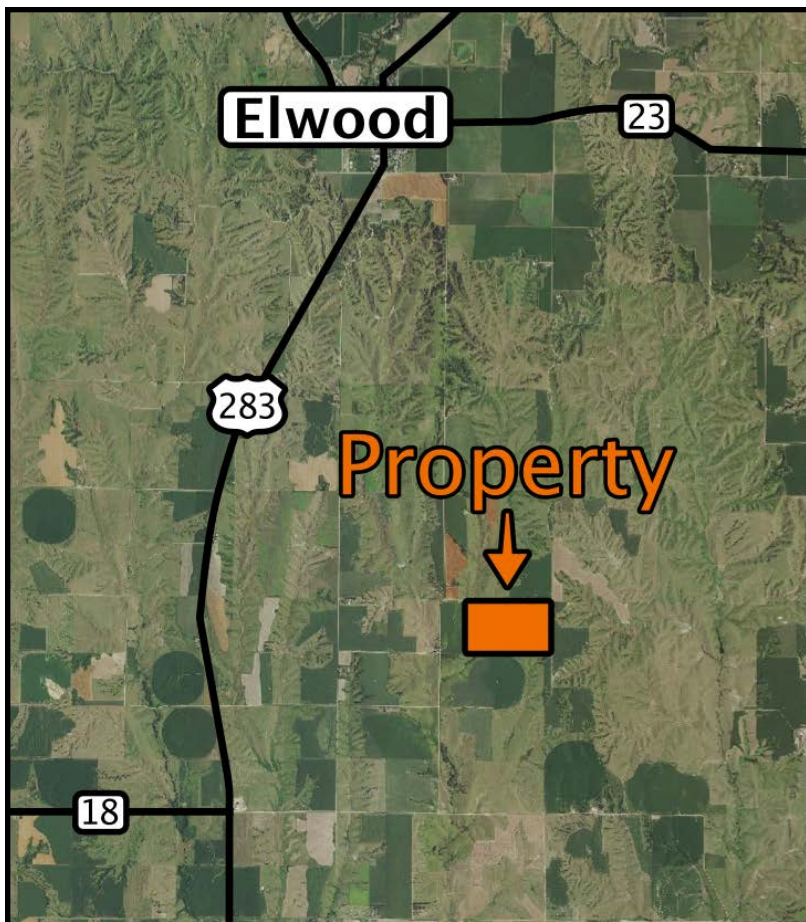
Luke Huddleston | Associate

Cell 308-293-7258

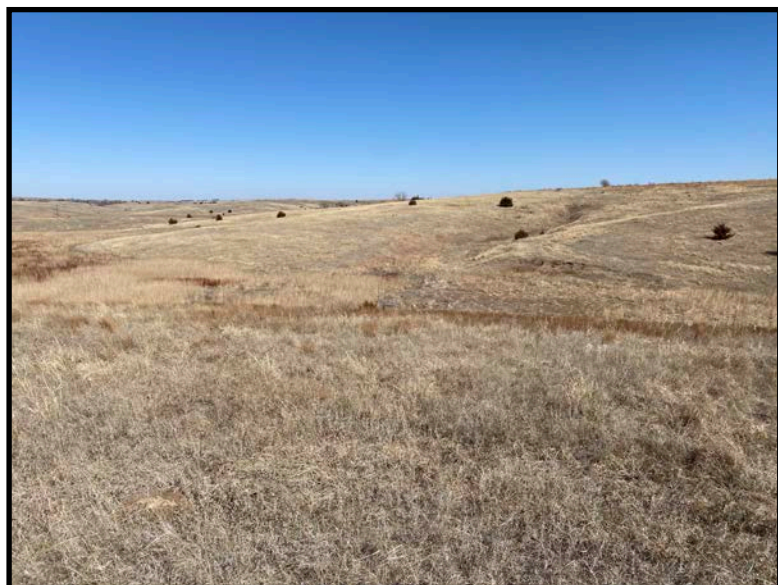
Your Farm & Ranch Specialists



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



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