

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

DAWSON COUNTY, NE

PRICE REDUCTION

1,596.11 Acres ±

**REDUCED PRICE! | Now \$1,503/Acre
(Reduced by \$150,000)**

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

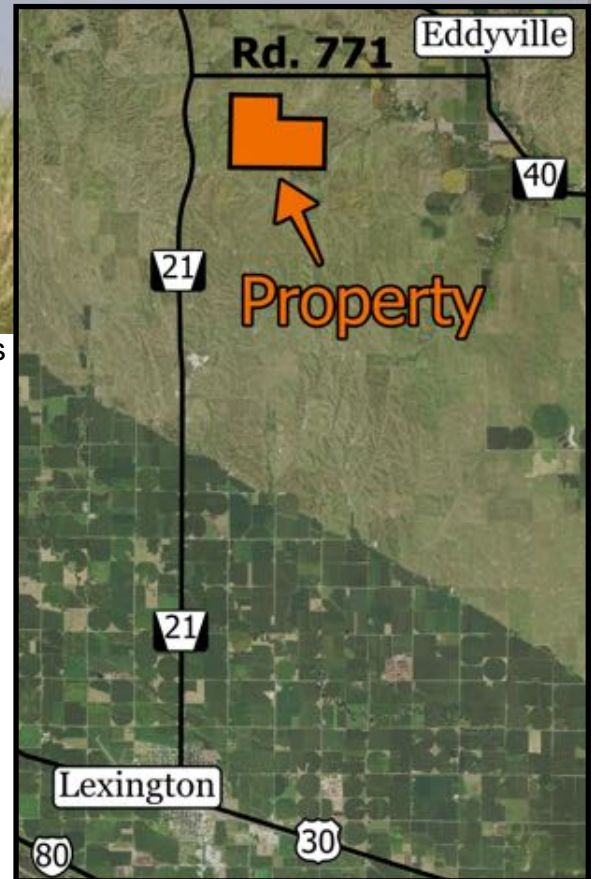
About the Land: 1,596.11 Acres, more or less, according to Dawson County Assessor's records. An outstanding contiguous tract of grassland with an electric submersible well and underground pipeline supplying freshwater to 6 strategically located tank locations. Excellent fences, 8 dams plus newer corrals 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

Reduced Price \$2,400,000 (\$1,503/Acre)
10% earnest money deposit upon signing purchase agreement. The remainder due at closing.

Your Farm & Ranch Specialists



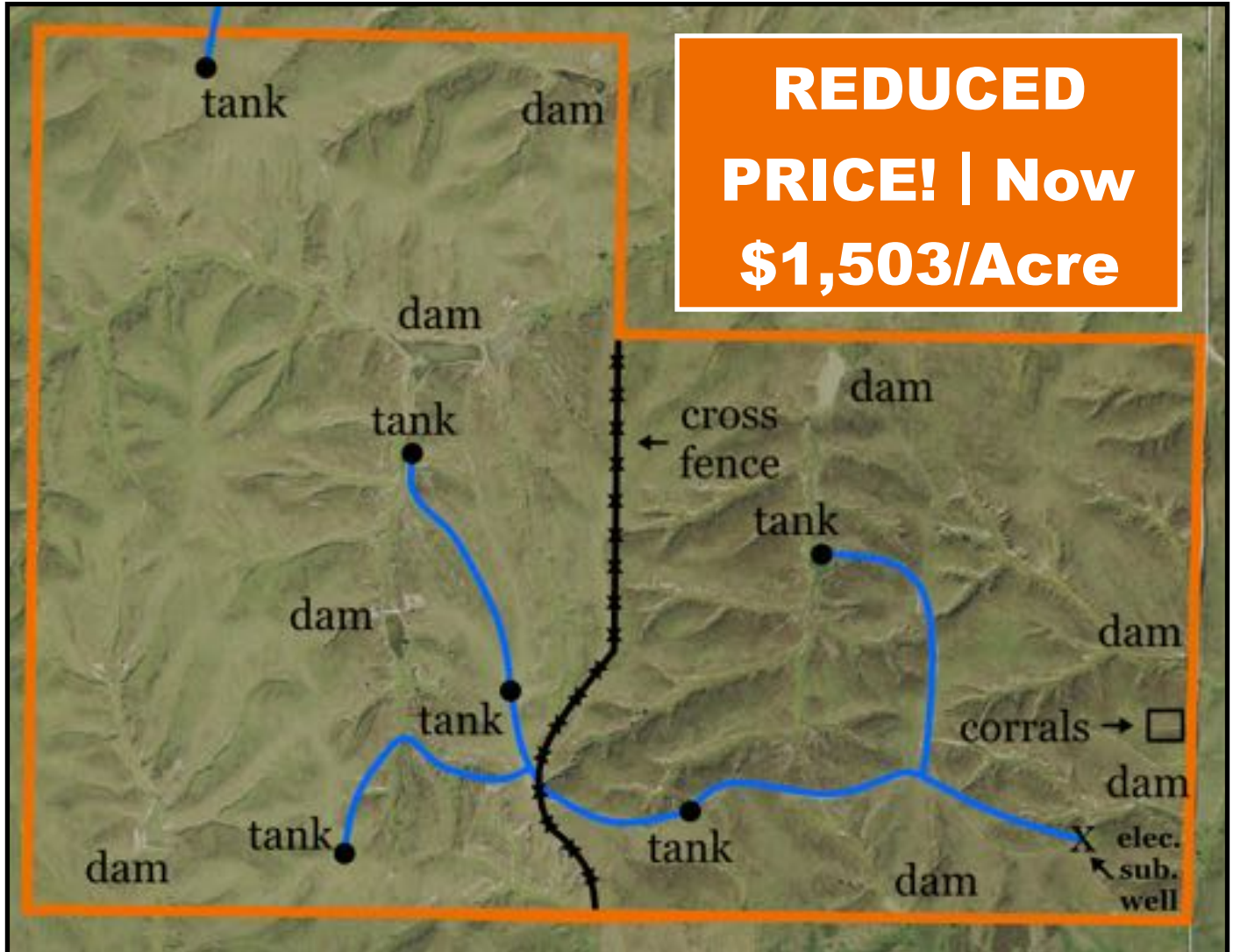
Office 308-234-6266

Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258



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

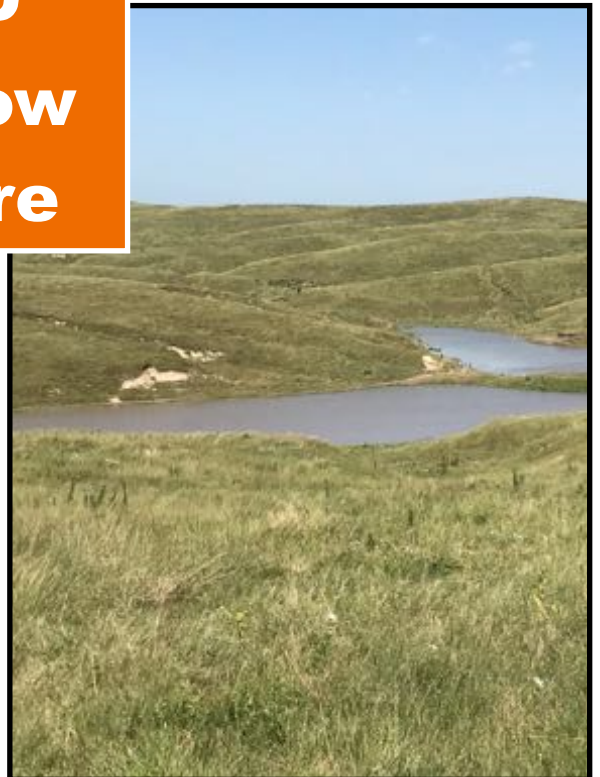
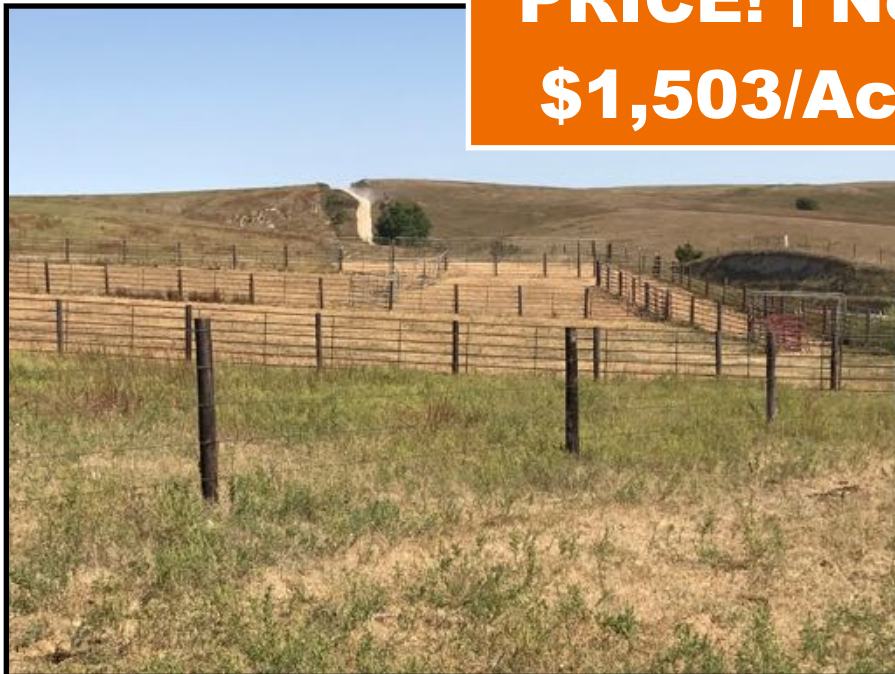


MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

marshallauction.com



**REDUCED
PRICE! | Now
\$1,503/Acre**



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