

**MARSHALL**

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

WHEELER COUNTY, NE

**LAND FOR SALE**

# 2,462.5 Acres ± Rangeland

See aerial video @  
[marshallauction.com](http://marshallauction.com)

**Outstanding contiguous rangeland with underground pipeline to tanks throughout and excellent access**

**Location:** From Bartlett, 3 miles west on 832nd Rd, 2 miles south on 494th Ave.

**Legal Description:** E1/2 Sec 19; SW, Part SE, Part NW Sec 20; S1/2S1/2 Sec 21; N1/2 Sec 28; All Sec 29; NE Sec 30; E1/2NE, NWNE, NENW Sec 32; N1/2 Sec 33-T22N-R11W of the 6th P.M., Wheeler County, Nebraska

**About the Property:** 2,462.5 acres, more or less, according to Wheeler County assessor records. Good quality Sandhills rangeland with excellent access via 494th Avenue. Property features 19 separate pastures with electric cross-fence and underground pipeline feeding water to multiple tanks. There are two submersible wells supplying water to the property (one located on neighboring property). The property underwent significant cedar tree removal in the Fall of 2021.

**2021 Taxes:** \$19,235.32

**Price and Terms:** \$ 3,200,000. 10% earnest money payment upon signing of the purchase agreement.

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**Miles Marshall | Broker**



**Your Farm & Ranch Specialists**