

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

PRICE REDUCTION

26.6 Acres ± Reduced to \$315,000

Well Located Property Next to Paved Road

Location: 42511 Rd. 755, Cozad, NE. From the Darr I-80 Interchange proceed south and follow the paved road 3 miles west.

About the Property: 26.62 Acres, more or less, according to Dawson County Assessor's records. Includes a GSI 50,000 bushel grain bin with full aeration floor and fan, (2) Butler grain bins estimated at 10,000 bushel each plus a Butler bin w/drying floor estimated at 9,000 bushel. Buildings include a Behlen 39ft. by 70ft. steel building w/ concrete floor, quonset type 40ft. by 69ft. steel building w/ concrete floor and an older granary used for storage. The 4 bedroom/2 bath home features main floor laundry, wood-burning fireplace, main floor master bedroom, electric heat and attached garage w/elec. door opener.

2021 Taxes: \$ 4,025.24

Price: \$ 349,900 Reduced to \$315,000



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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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