

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

CUSTER COUNTY, NE

LAND FOR SALE

120.07 Acres[±]



PRODUCTIVE FARMLAND & RECREATION

Location: From Sargent, 1.5 miles north on US Highway 183 and 1.25 miles west on Road 817.

Legal Description: West Half of the Southeast Quarter and Southwest Quarter of the Northeast Quarter of Section 28, Township 20 North, Range 18 West of the 6th P.M., Custer County, Nebraska

About the Land: 120.07 Acres, more or less, according to Custer County Assessor's records. Excellent quality irrigated cropland with highly productive soils. The farmland has 63.8 acres of surface water rights through Sargent Irrigation District. The remainder of the property is pastureland with one windmill, good fencing and excellent recreational opportunities.

Farm Service Agency: Total cropland - 63.37 acres. Corn base - 62.5 acres with 170bu. PLC yield

Soil Types: Soils of the cropland - 87.7% Cozad Silt loam rated as Class 1 and 2. 12.3% Coly silt loam rated as Class 4. Soils of the pastureland include Uly and Coly-Uly silt loams

2023 Taxes: \$ 3,730.66

Price: \$ 560,000

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing.



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

