

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

CUSTER COUNTY, NE

LAND FOR SALE

1,585 Acres[±]



CONTIGUOUS TRACT OF CROPLAND & GRASSLAND

Location: 16 miles north of Cozad and 11 miles southwest of Callaway. Convenient access from all-weather gravel roads - Roten Valley Rd. on the west side and 420 Rd. on the east side. Plus access to the south side by minimum maintenance road.

Legal Description: Section 1 and 2 and West Half of the Northwest Quarter of Section 12, Township 13 North, Range 24 West, and Northwest Quarter and part of North Half of the Southwest Quarter in Section 6, Township 13 North, Range 23 West, Custer County, Nebraska

About the Land: 1,585.8 Acres, more or less, according to Custer County Assessor's records. Approx. 632 acres of cropland, the remainder grassland. The cropland features mostly Class 2 and 3 rated soils primarily consisting of Hall, Gates, Uly, Coly, Hobbs - well suited for cropland production. Water for livestock is provided by two submersible wells - one in the southeast corner and another in the north central portion with underground pipeline to tanks throughout the pastures, plus numerous dams throughout the property. Catch pens/loadout facilities are located on the east side and also in the south 80 acre tract.

Farm Service Agency: Corn base - 286.8 acres, Soybeans base - 224.6 acres, Wheat base - 13.32 acres

2024 Taxes: \$ 11,803.90

Price: \$ 4,100,000

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



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384



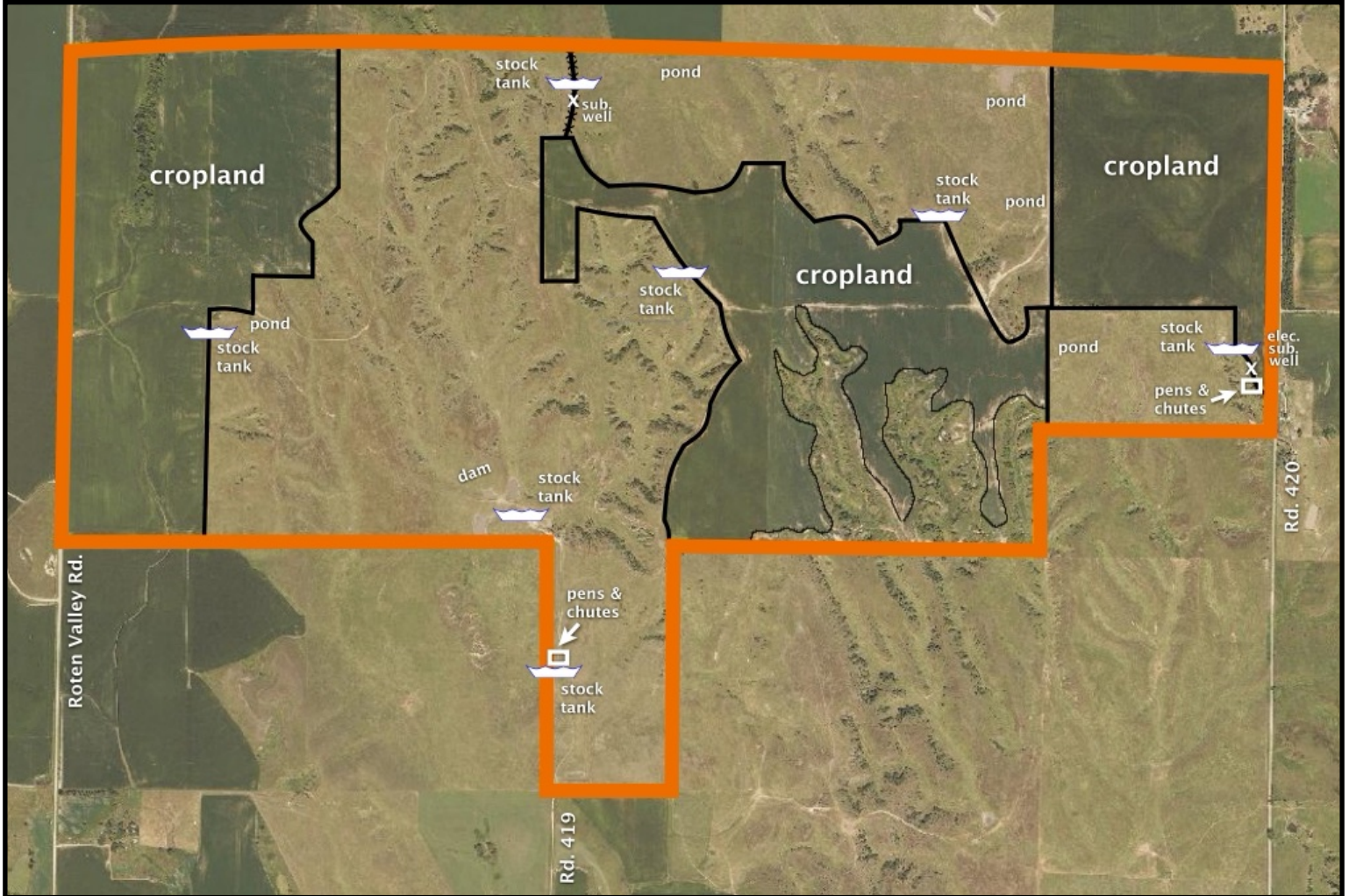
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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

