

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## DAWSON & CUSTER

# LAND FOR SALE

# 2,017.17 ACRES ±

## Well Managed Rangeland - History of Aerial Spraying - Excellent Access

**Location:** From Cozad, 10 miles north on Rd. 421 (blacktop) to the south end of the property.

**About the Land:** 2,017.17 Acres, more or less, according to Dawson and Custer County Assessor's records. An outstanding contiguous tract of grassland with access from blacktop road. Includes 5 electric submersible wells, numerous dams/ponds and substantial corrals and load out facilities. Well managed rangeland - history of aerial spraying - excellent condition with significant grass cover. A rare opportunity!

**2022 Taxes:** \$ 24,485.68

**Price:** \$ 3,933,000

10% earnest money deposit upon signing the purchase agreement. The remainder due upon closing. Full possession given at closing.



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