

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

KEARNEY COUNTY, NE

PRICE REDUCED

Minden, NE

31.2 Acres[±]

NE Hwy 74 (blacktop)

35 Rd.

WELL LOCATED ACREAGE

Location: From Minden, 2.5 miles east on NE Highway 74 and 0.3 mile south on 35 Rd.

Legal Description: A tract in the south half of the southeast quarter of Section 16, Township 6 North, Range 14 West of the 6th P.M., Kearney County, Nebraska

About the Land: 31.22 Acres, more or less, according to Kearney County Assessor's records. Well-located tract just 0.3 mile off pavement near Minden, Nebraska. Idilic for a potential home or acreage site. Currently in non-irrigated cropland.

Soil Types: 58.4% Holdrege silt loam rated as Class 2, 23.4% Coly-Uly silt loams rated as Class 4, 15.5% Holdrege silt loam rated as Class 3, 2.7% Hobbs silt loam rated as Class 2

2024 Taxes: \$ 837.42

Price: ~~\$ 249,000~~ **NOW \$ 210,000**

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

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