

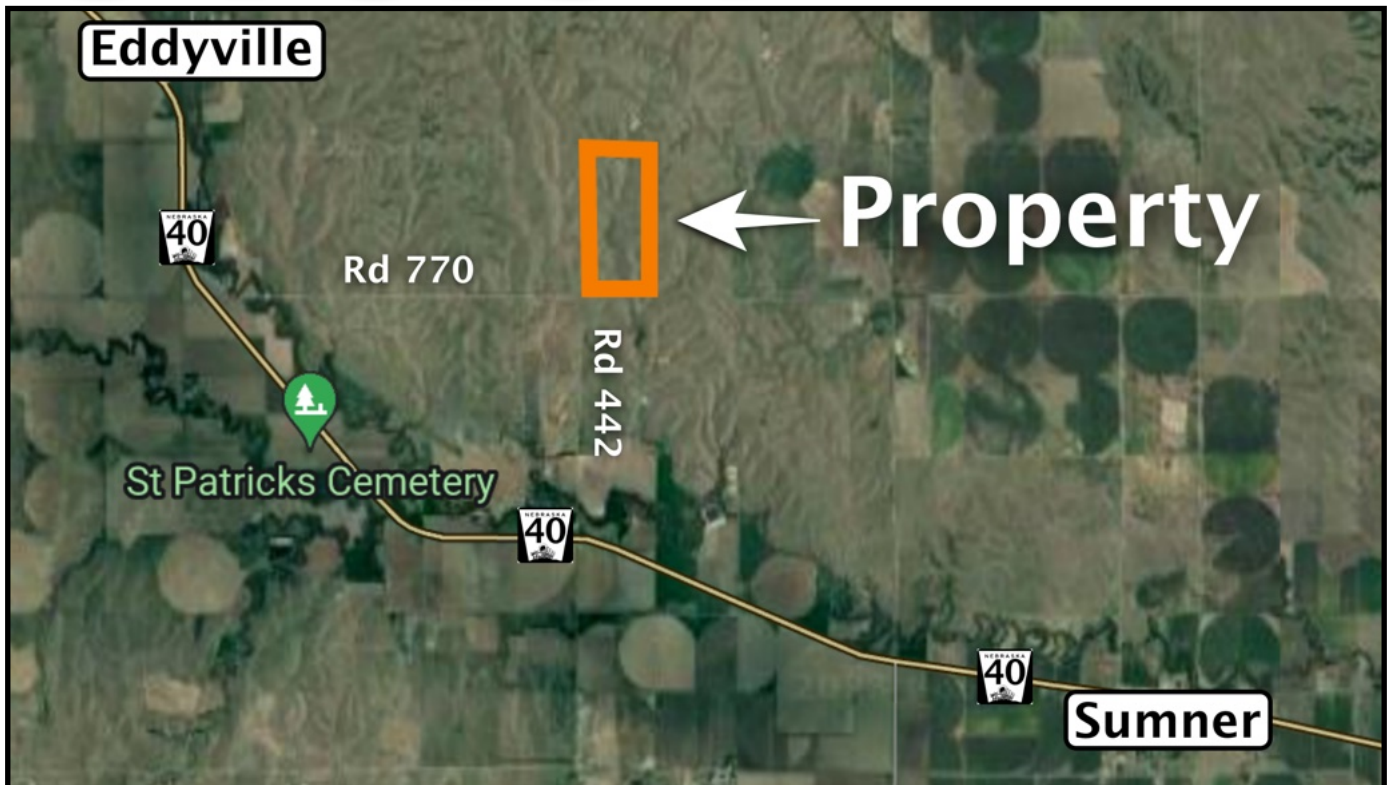
# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

DAWSON COUNTY, NE

# LAND FOR SALE

# 316.84 Acres ±



**Location:** From Eddyville, 1 1/4 mile southeast on Highway 40 and 2 1/2 miles east on Rd. 770. From Sumner, 3 1/2 miles west on Highway 40 and 1 1/2 miles north on Rd. 442.

**Legal Description:** West Half of Section 23, Township 12 North, Range 20 West of the 6th P.M., Dawson County, Nebraska

**About the Land:** 316.84 Acres, more or less, according to Dawson County Assessor's records. Good quality hardland grassland with two windmill wells, two dams and good fences.

**2023 Taxes:** \$ 4,836.04

**Price:** \$ 665,280

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



**Luke Huddleston | Associate**

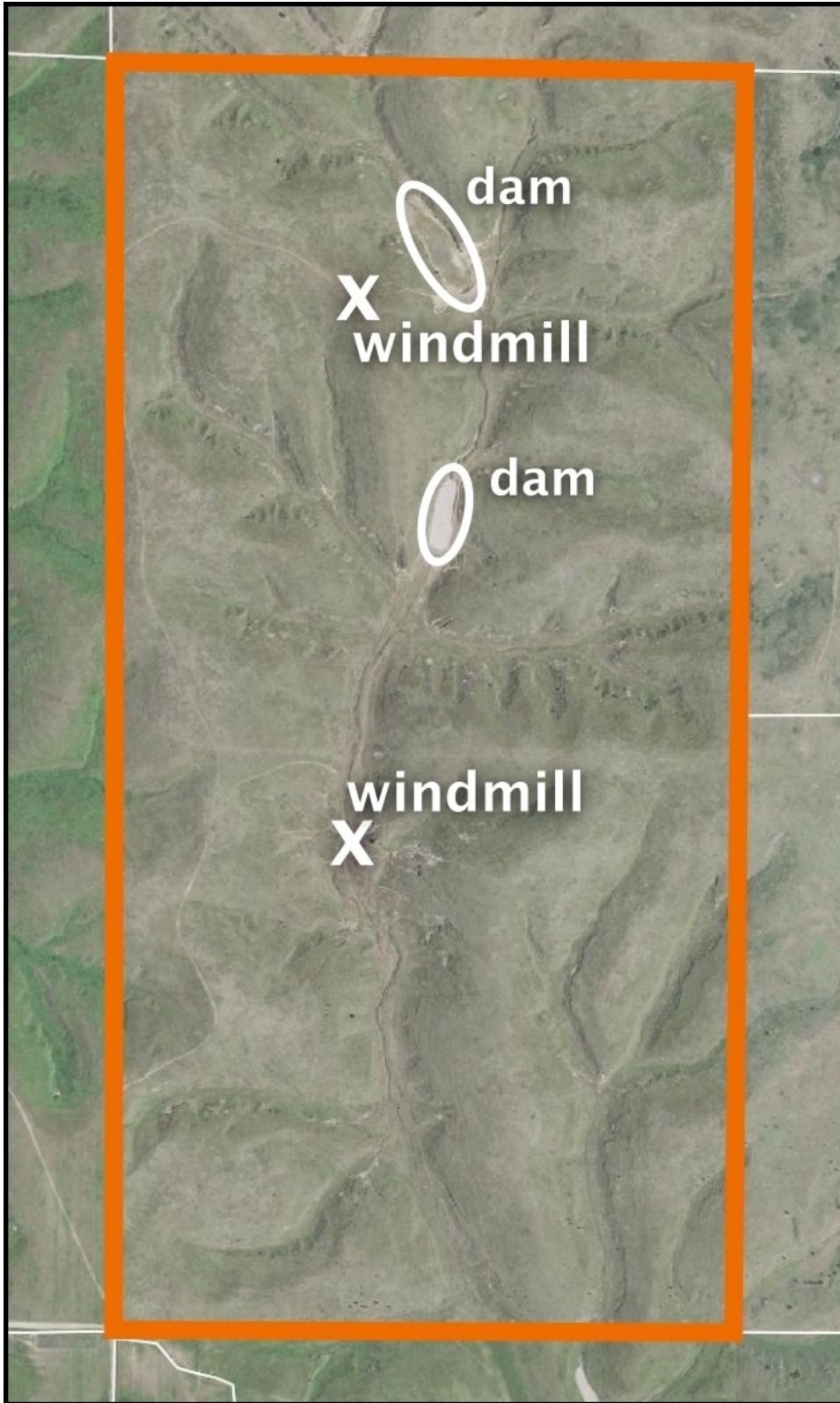
Cell 308-293-7258

**Miles Marshall | Broker**

Cell 308-233-4384

308.234.6266 [marshallauction.com](http://marshallauction.com)

2033 Central Ave  
Kearney, Nebraska



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



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