

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

CUSTER COUNTY, NE

# LAND FOR SALE

## BECK RANCH – 560 ACRES ±



**Land Location:** From Oconto, 2 miles southeast on Highway 40 and 3/4 mile south on Rd. 434. From Eddyville, 10 miles northwest on Highway 40 and 3/4 mile south on Rd. 434

**About the Land:** 560 Acres, more or less, according to Custer County Assessor's records. Consisting of approximately 82.8 acres non-irrigated cropland, the remainder grassland and home/bldg. site with livestock facilities. Water for livestock is provided by an electric submersible well with underground pipeline serving several tank locations, windmill w/elec. submersible pump (setup for a generator), another windmill and 3 dams. The building site has been exceptionally well maintained and includes extensive cattle handling facilities, home and several bldgs. The 2 bedroom home includes Anderson windows, central air and heat units and septic system. 24ft. by 30ft. garage bldg. with 2 overhead doors & concrete floor, 16ft. by 50ft. metal sided storage bldg., 24ft by 36ft. woodframe barn and 16ft. by 28ft. open front shed. The building site and facilities are protected by a natural shelter belt.

**2025 Taxes:** \$ 3,686.20

**Price:** \$ 2,000,000

10% Earnest money payment on signing of purchase contract, remainder at closing.



**Luke Huddleston | Associate**

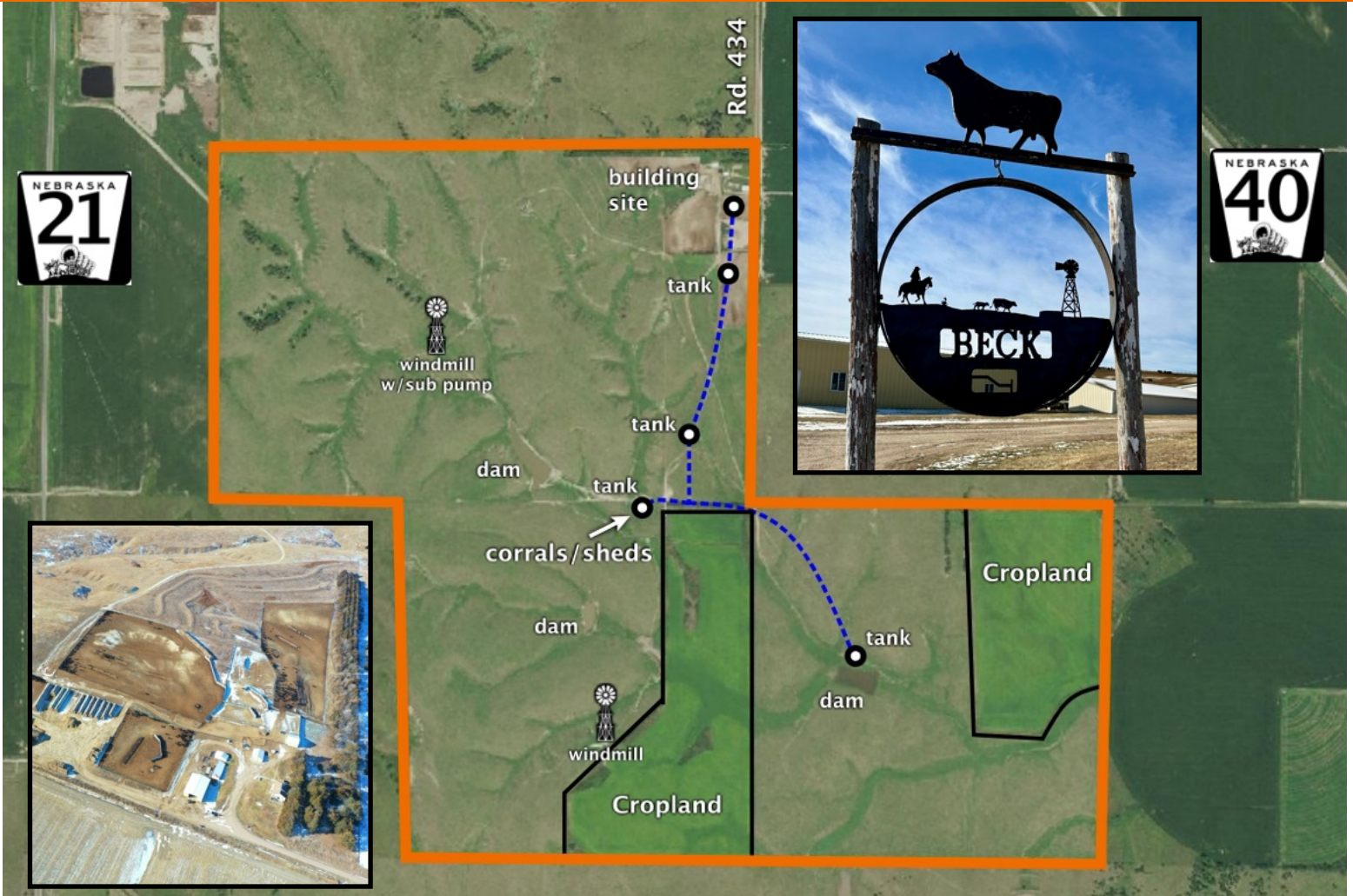
Cell 308-293-7258

**Miles Marshall | Broker**

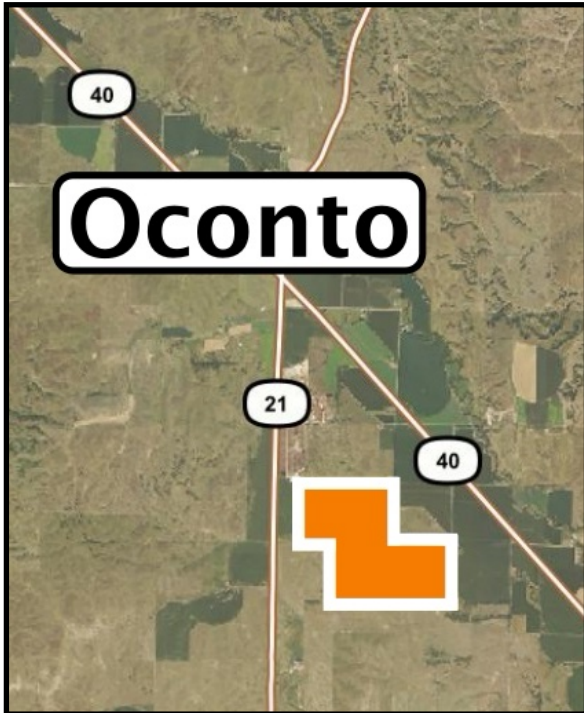
Cell 308-233-4384

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.



**MARSHALL**  
LAND BROKERS & AUCTIONEERS