

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

CUSTER COUNTY, NE

LAND FOR SALE

294.46 Acres ±

VERY WELL LOCATED GRASSLAND IMMEDIATE POSSESSION AVAILABLE!

Land Location: Midway between Ansley & Miller. From Miller - 13 miles north on Highway 183. From Ansley - 11 miles south on Highway 183.

Legal Description: The Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, all in Township 13 North, Range 18 West of the 6th P.M., Custer County, Nebraska, excepting an approx. 10 acre building & home site.

About the Land: 294.46 Acres, more or less, according to Custer County Assessor's records. Very well located grassland with excellent access and frontage along US Highway 183. Includes an electric submersible well and tank, a large dam and multiple smaller dams/ponds.

Soils: Mostly Uly and Coly silt loams

2025 Taxes: \$2,625.44

Price: \$1,075,000

10% Earnest money deposit upon signing purchase agreement. The remainder at closing. NOTE: There will be a permanent ingress/egress easement in the southwest corner of the property along the existing driveway for access to the house site.



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

