

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

VALLEY COUNTY, NE

# PRICE REDUCED

## 75.18 Acres ±

# NEW PRICE!

**Land Location:** Next to Highway 70 - 4 miles east of Arcadia

**Legal Description:** A tract in the North Half of the Northwest Quarter of Section 27, Township 17 North, Range 15 West of the 6th P.M., Valley County, Nebraska

**About the Land:** 75.18 Acres, more or less, according to Valley County Assessor's records. Well located tract with one-half miles of frontage on Highway 70 - a unique location providing potential for a home/building site and other uses. The land is currently grassland and includes an electric submersible well.

**2025 Taxes:** \$ 1,001.94

**Price:** ~~\$ 260,000~~ **NOW: \$240,000**

10% Earnest money deposit upon signing purchase agreement. The remainder due at closing with possession.



**Luke Huddleston | Associate**

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

