

LAND FOR SALE

GOSPER COUNTY PASTURE



LOCATION: 4 1/2 miles north of Holbrook on County Road 419.

LEGAL

DESCRIPTION: Part of the NE1/4 Section 26-T5N-R24W of the 6th P.M., Gosper County, Nebraska. Final legal description to be determined by survey.

PROPERTY

DESCRIPTION: Approximately 55.0 acres consisting of good quality pasture, with good gravel road access. Has great acreage development potential. Additional dry cropland acres may be available.

LIVESTOCK

WATER: Livestock water is provided by a pump jack which supplies one tank site. Additionally, a dam provides supplemental water. Pump jack motor is tenant owned.

FENCING: The property is fenced with three strand barb wire on wood and metal posts.

REAL ESTATE

TAXES: 2016 Real Estate Tax - \$920 (Estimated)

LIST PRICE: ~~\$93,500~~ **\$82,500** **Price Reduced**

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Bryan Danburg, Kent Richter, Sales Associates.

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