

LAND FOR SALE

Northern Dawson County Pasture



Location:

The property is located 7 miles north and 2 miles east of Cozad, Nebraska. Access points from Road 424, Road 769 and Drive 422.

Legal Description:

W1/2 Section 23; all Section 22; all Section 27; and SE1/4 NE1/4, S1/2 SE1/4, NE1/4 E1/4 and east 15 acres of NW1/4 SE1/4 of Section 21, all in T12N-R23W of the 6th P.M. Dawson County, Nebraska.

Property Description:

Dawson County Assessor indicates a total of 1,761.45 tax assessed acres. The property consists entirely of hardland range, cross-fenced into 7 pastures. There are 3 primary access points, each with corrals. Livestock water is provided by 5 windmills, one well equipped with an electric submersible pump servicing 5 tanks, one well equipped with a solar pump servicing 3 tanks and 7 stock dams.

Taxes:

2016 real estate taxes - \$28,183.98.

List Price:

\$2,950,000.00 CASH

Comments:

This is an excellent pasture that has been well cared for. Carry-over grass going into the winter is rated as above average. The property also offers mule deer and prairie-chicken hunting opportunities. An access easement will be retained in Section 23 for the benefit of the landowner to the north.

Contact:

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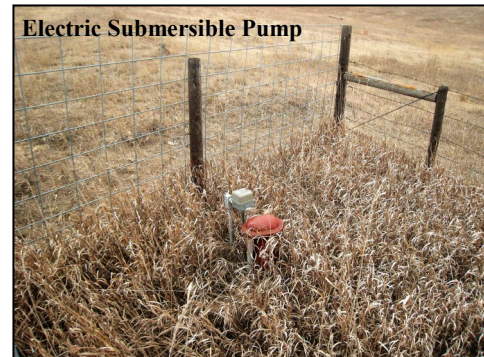
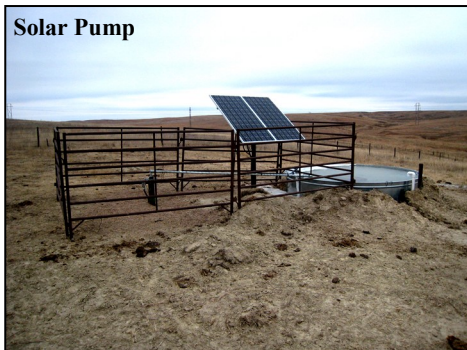
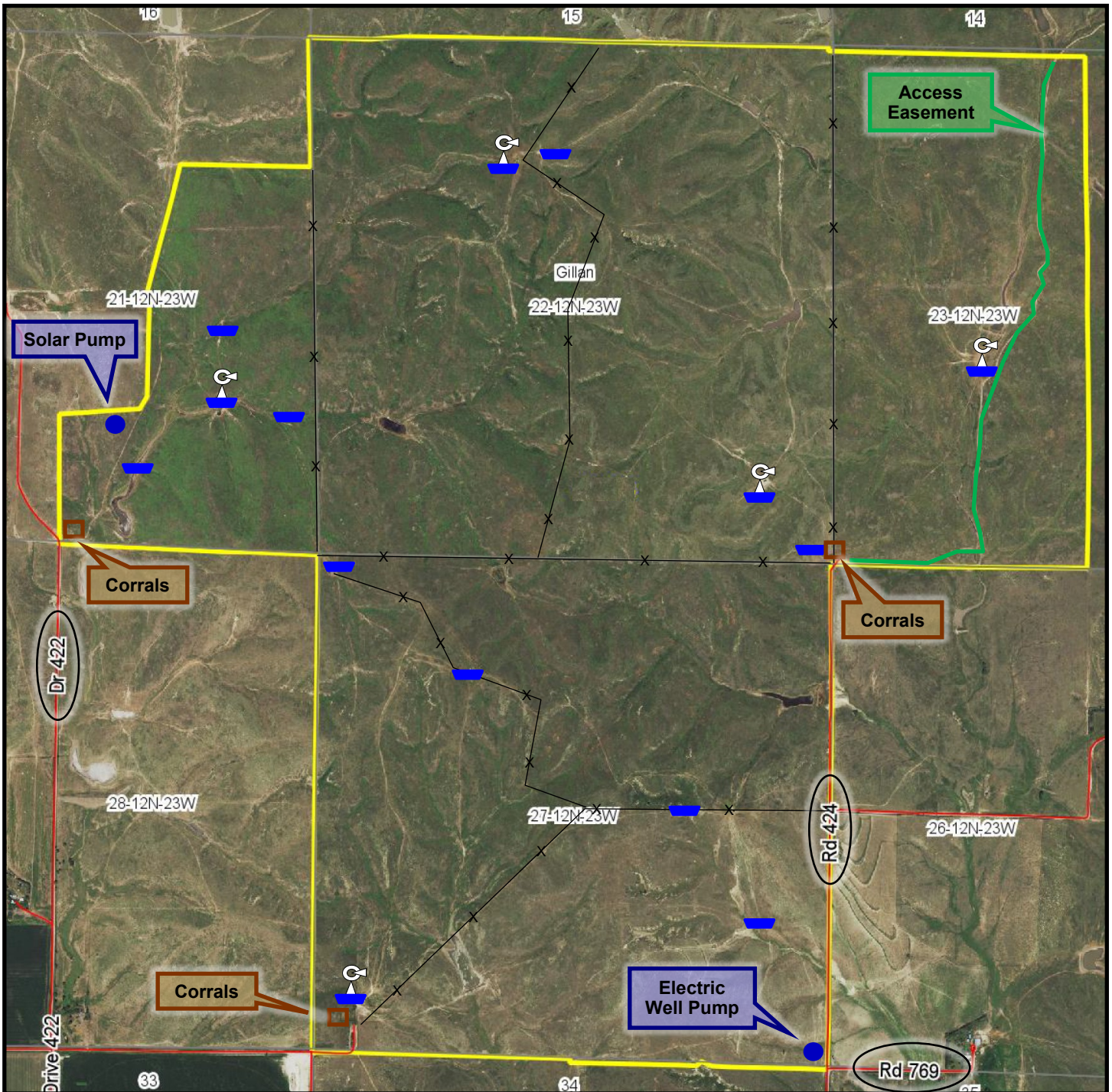
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