

# LAND FOR SALE

## BEANS PASTURE DAWSON COUNTY

**LOCATION:** 8 miles north and 5 miles east of Cozad.

**LEGAL DESCRIPTION:** NW1/4 Section 30-T12N-R22W of the 6th P.M., Dawson County, Nebraska.

**PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 159.62 acres. Farm consists of good quality hardland pasture.

**LIVESTOCK WATER:** Provided by a well equipped with windmill.

**SOILS:** Soils consist of Uly-Coly, Uly, and Hord silt loams, with slopes ranging from 3-30%.

**REAL ESTATE TAXES:** 2015 Real Estate Tax - \$2,206.76

**LIST PRICE:** \$312,000.00 CASH

**COMMENTS:** Productive hardland pasture which has excellent location, along with good fences, and good livestock water availability.

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Bart Woodward, Broker; Bryan Danburg, Sales Associates

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