

LAND FOR SALE

County Line Pasture (Keith/Garden County Line)



Location: From Lewellen, Nebraska the property is located approximately 4 1/2 miles east on Hwy 92, then 3 miles north on Road 209.

Legal Description: All Section 8-T16N-R41W of the 6th P.M., Keith County, Nebraska.

Acres: 634.83 tax assessed acres

Taxes: 2015 taxes payable in 2016 - \$3,100

Land Use: The property is entirely sandhills rangeland.

Water: This pasture has two active water sites. There is a submersible in the SW quarter and a windmill in the center with a 24ft bottomless tank. There is also an additional submersible in the south half that could be utilized with a new tank and minor repairs.

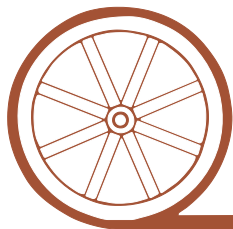
Price: \$606,000

Comments: This is a great section of Sandhills rangeland with great access to the southwest corner. It is cross-fenced into halves and has plenty of trees offering shade to your livestock. There is a load-out facility with semi access, new in 2015.

Contact: **Gail Martin; Listing Agent 402-469-7775**
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Mike Polk, Don Walker, Tony Eggleston

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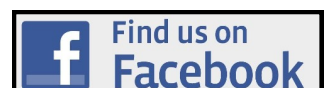
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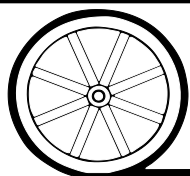
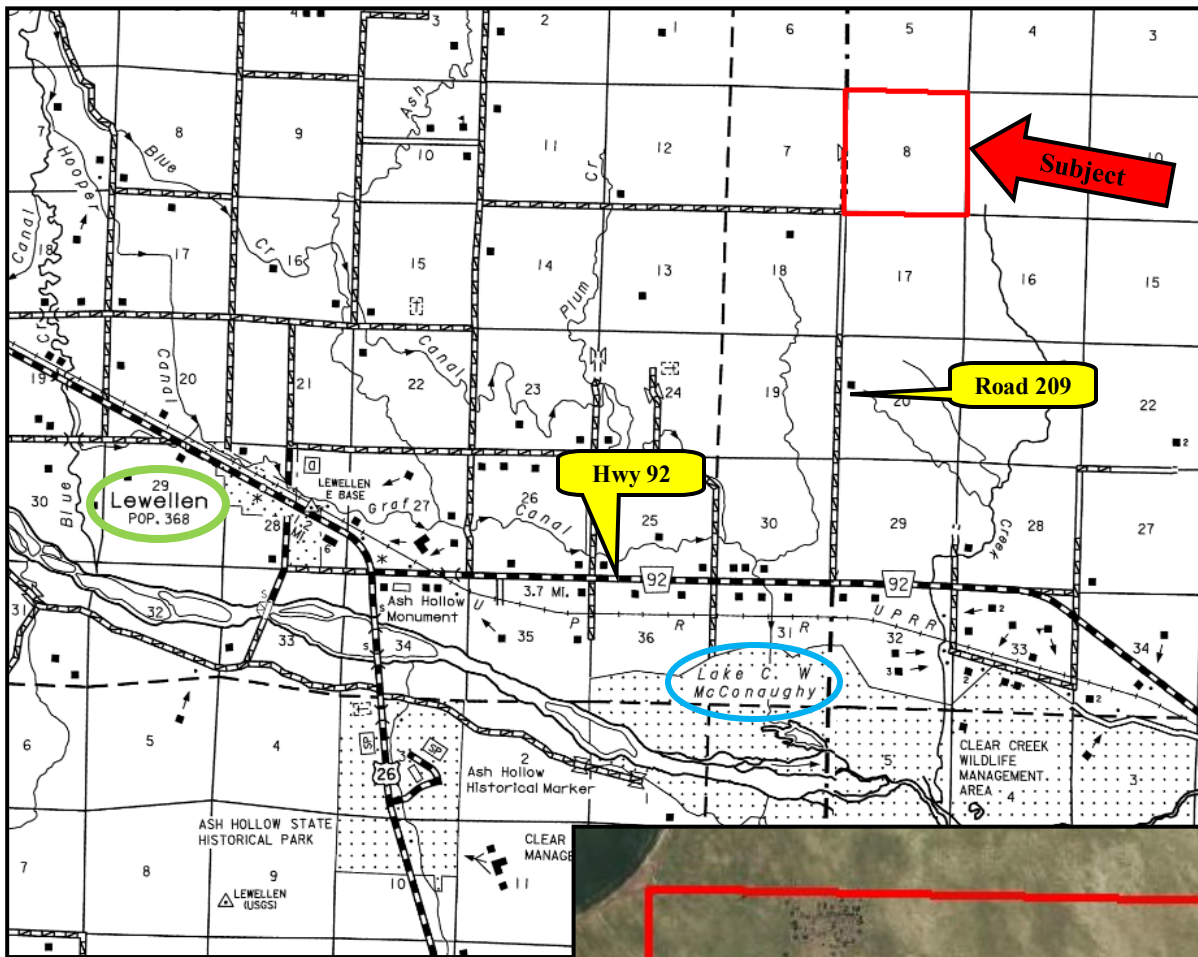
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