

# LAND FOR SALE

## Marsland Mini Ranch



**Location:**

The property is located to the north side of the town of Marsland, Nebraska, bordered on the north by River Road.

**Legal  
Description:**

N1/2NW1/4, Pt. SE1/4NW1/4, Pt., NW1/4NW1/4, Lots 1-6 & 9-10 Block 5, Lots 1-15 Block 1, Lots 104 & 7-12 Block 2, Lots 1-7 Block 6, all in Section 34-T29N-R51W of the 6th P.M., Dawes County, Nebraska.

**Acres:**

130.66 tax assessed acres

**Taxes:**

2014 real estate taxes payable in 2015 - \$1,154.96

**Land Use:**

Primary land use is rangeland. Residence with outbuildings and metal storage building, rangeland adjacent to the home with livestock water from a pump jack. A second tract of rangeland lies east of the BN Railroad tracks with livestock water provided by a windmill.

**Improvements  
& Equipment:**

Property includes a one story, 2 bedroom frame home with 900 sq.ft, and a 1,152 sq. ft 2010 Cleary building.

**Price:**

**\$145,000**

**Comments:**

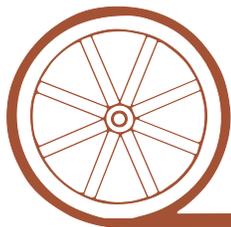
Productive rangeland with improvements. Located just 7.5 miles west of the Box Butte Reservoir which offers many recreational opportunities. Additionally, the Pine Ridge area and the Nebraska National Forest is located just 12 miles to the north of this property.

**Contact:**

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Mike Polk, Tony Eggleston, Jerry Weaver, Chase Dodson, Don Walker, Roger Luehrs

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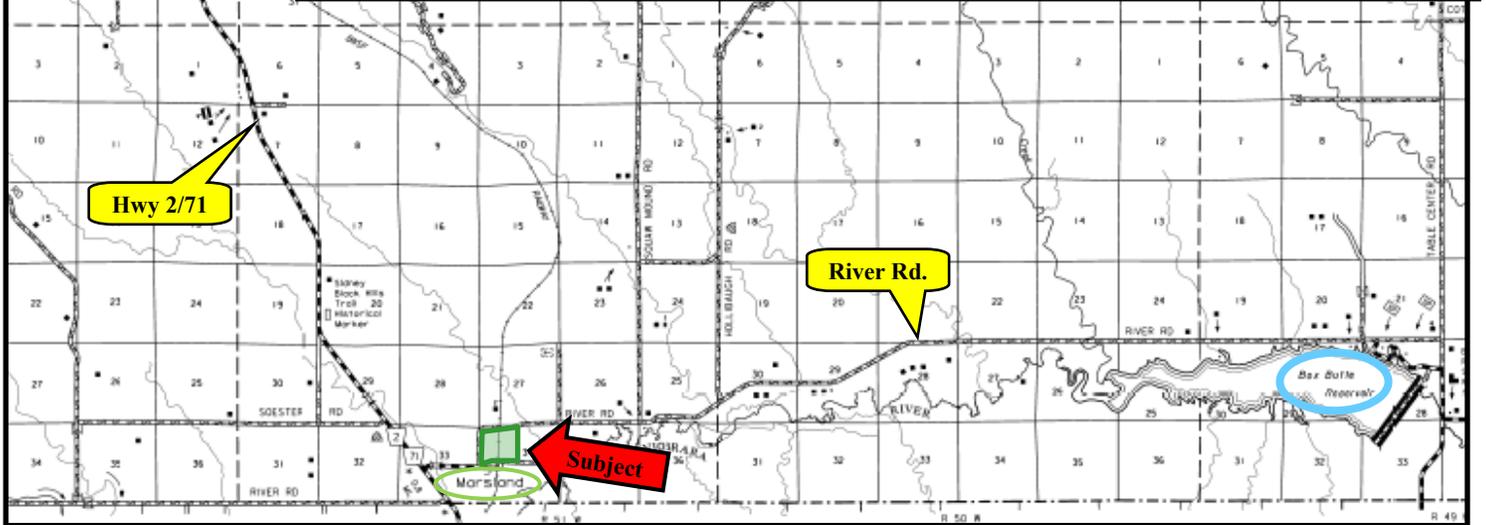
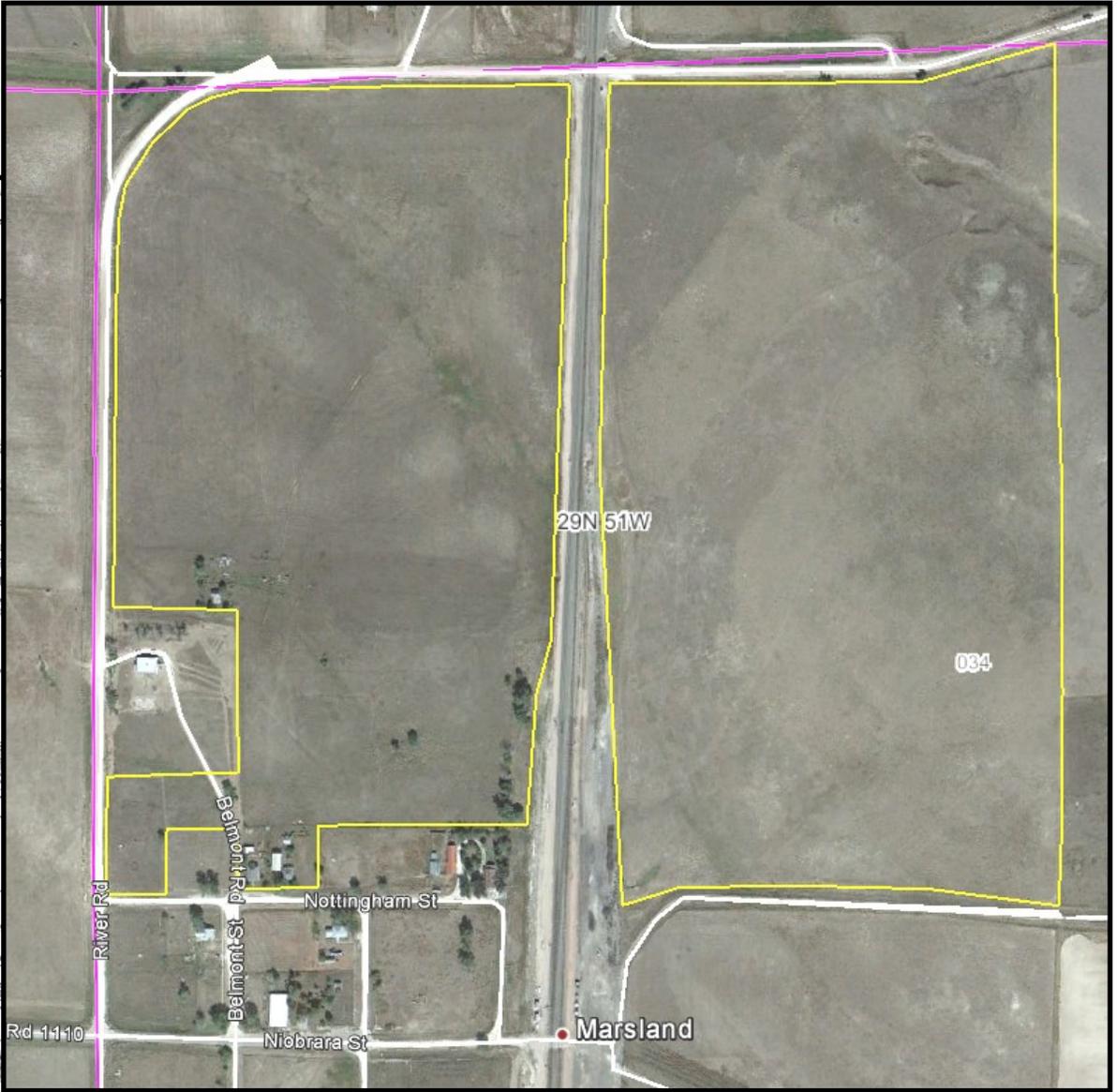
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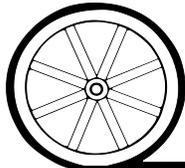
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