

LAND FOR SALE

BUFFALO COUNTY PASTURE



Location: The pasture is located 8 miles east and 8 miles north of Kearney, Nebraska, or 2 miles west and 6 miles north of Gibbon, Nebraska. (Pasture is located at the corner of 145th and Maple Road)

Legal

Description: All of Section 22, W1/2 Section 23 and NW1/4 Section 26-T10N-R14W of the 6th P.M., Buffalo County, Nebraska.

Acres: Buffalo County Assessor indicates a total of 1,120 tax assessed acres.

Taxes: 2011 taxes payable in 2012 - \$12,311.82.

Land Use: All hardland pasture.

Price: \$2,400,000 Cash

Comments: Very productive pasture cross-fenced into eight (8) pasture paddocks varying in size from 95 to 160 acres. Livestock water provided by two (2) electric submersible wells servicing nine (9) water sites. There are also several livestock dams. Excellent working facility equipped with loading chute, crowding pens, crowding tub, alleyways, an RV electrical hook-up and a 30'x40' barn with full concrete floor. The calving pasture has an RV electrical hook-up and excellent winter weather protection provided by an established tree wind-break.

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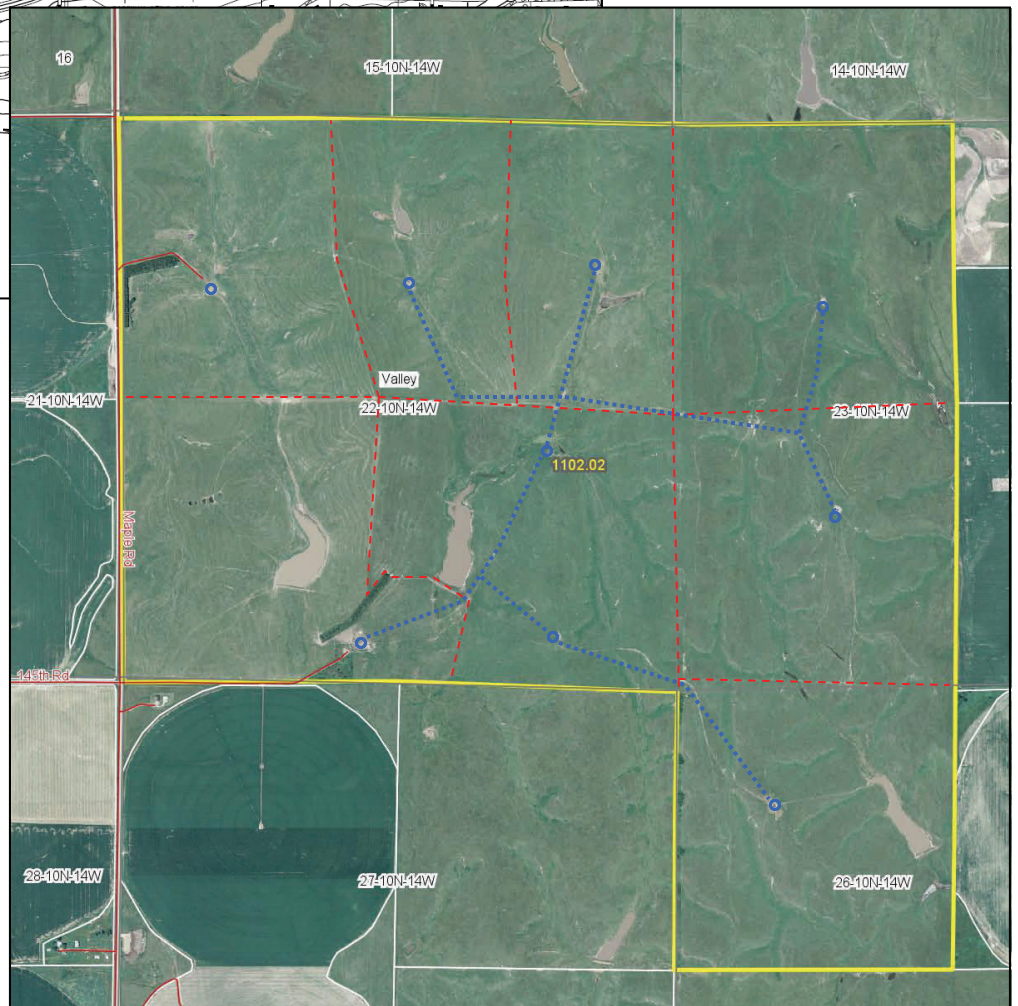
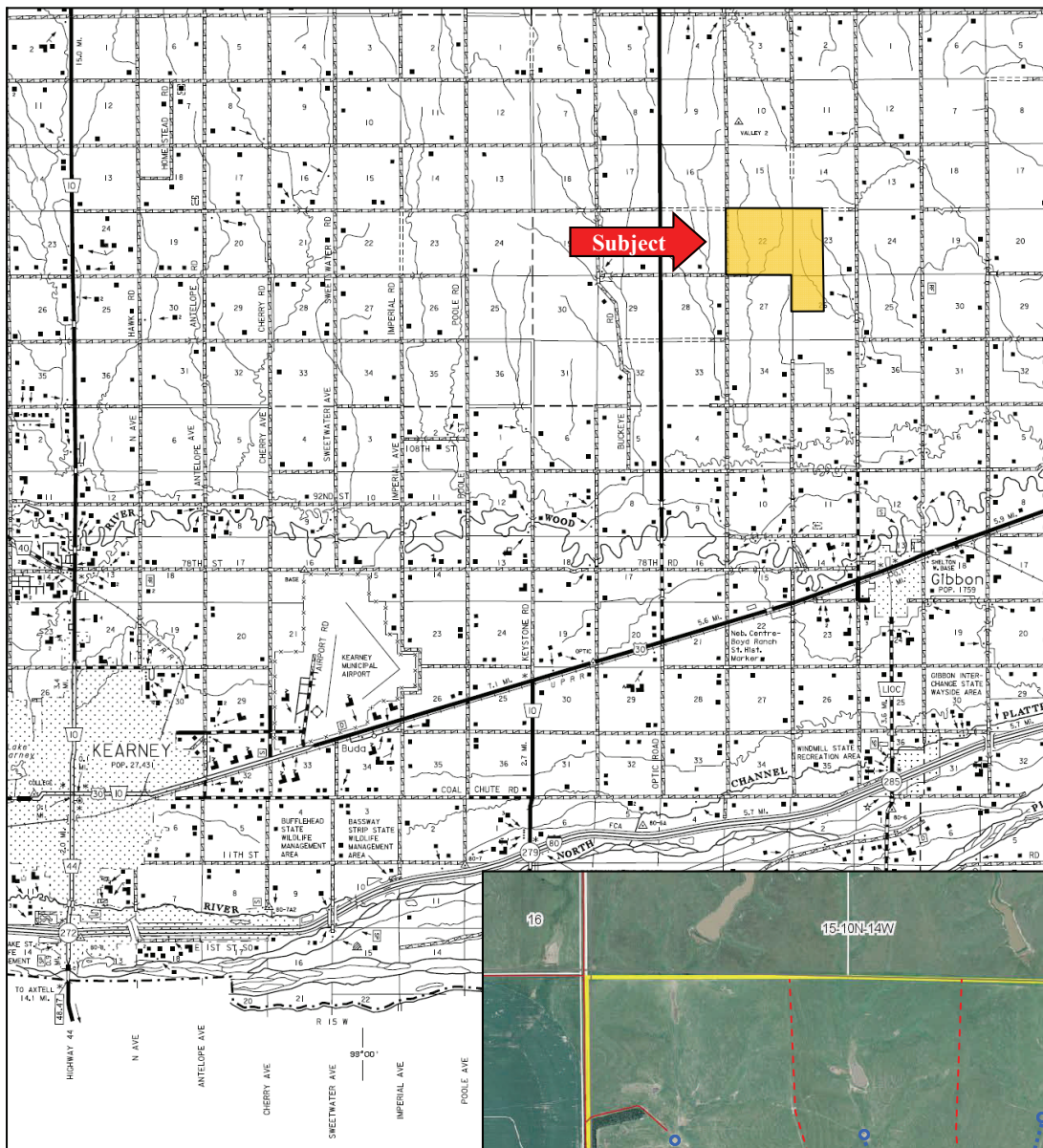
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