

LAND FOR SALE

BUFFALO COUNTY PASTURE

Location: 8 miles west on Kearney on 56th Street, or 2 miles north of Odessa on Odessa Road.

Legal Description: S 1/2 Section 22, except the west 50 feet, and less a 6 acre tract located in the NE1/4 SE1/4, and the N1/2 NE1/4 and N1/2 NW1/4 except tracts consisting of approximately 25 acres located in the NE1/4NE1/4, Section 27; all in T9N-R17W of the 6th P.M., Buffalo County, Nebraska.



Property

Description: Property consists of approximately 453.0 acres of good quality hardland pasture which has good fencing and excellent livestock water availability. It is located along the north edge of the Platte River valley. (Final legal description and acres to be determined by survey)

Soils: Soils consist of Coly, Uly, Hobbs, and Holdrege silt loams, with slopes of 1-31%.

Livestock

Water: Provided by two dam and two electric wells servicing six water sites.



Taxes: 2005 Estimated Real Estate Tax - \$2,050

List Price: \$792,750.00 **Terms:** Cash
Price Reduced

Comments: This is a well maintained property that is in excellent condition, and offers rural home site development potential.

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