

LAND FOR SALE

CASSEL PASTURE WEBSTER COUNTY, NEBRASKA

Location: 2 miles east and 1 1/2 miles north of Riverton , or 11 miles west and 1 1/2 miles north of Red Cloud, Nebraska. Access is provided by gravel roads bordering the north and west.

Legal Description: NW1/4 less 5.4 acre tract, Section 30-T2N-R12W of the 6th P.M., Webster County, Nebraska.

Property Description: Webster County assessor indicates a total of 149.6 acres. Farm consists entirely of hardland pasture.

Soils: Consist of Geary, Hobbs, and Holdrege soils, with silty alluvial land. Slopes range from 0-31%.

Livestock Water: Provided by three dams.

Taxes: 2006 Real Estate Taxes - \$814.06

List Price: \$112,200.00 **Terms:** Cash

Comments: Property consists of productive pasture with a small wooded creek located along the east.

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