

LAND FOR SALE

DARBY SECTION (TOP QUALITY PASTURE LAND) SHERMAN COUNTY, NEBRASKA

Location: 1 1/2 miles northeast of Hazard on State Highway 10, or 10 miles south and 3 miles west of Loup City.

Legal Description: All of Section 9-T13N-R15W of the 6th P.M., Sherman County, Nebraska

Property Description: Sherman County assessor indicates a total of 624.0 acres of hardland pasture, along with 23 acres of road. Property consists entirely of hardland pasture with excellent grass cover and rolling to rough terrain.

Soils: Soils consist primarily of Uly and Coly silt loams, with lesser amounts of Hord and Hobbs silt loams. Slopes range from 0-30%.

Livestock Water: Livestock water is provided by four dams, a windmill, and a well equipped with an electric submersible servicing five water sites.



Taxes: 2006 Real Estate Taxes - \$4,463.84

List Price: \$655,200.00

Terms: Cash

Comments: Productive range with excellent access and location. Border and cross fencing is in very good condition, with the property divided into four pastures. (Grazing properties of this quality rarely come on the market.)

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