

# LAND FOR SALE

## GOSPER RANGE GOSPER COUNTY, NEBRASKA

**Location:** 2 miles west of Smithfield, or 5 miles east of Elwood. Property is located on State Highway 23.

### **Legal**

**Description:** An irregular tract of land located in Sections 11, 13 & 14 in T7N-R22W of the 6th P.M., Gosper County, Nebraska.

### **Property**

**Description:** Gosper County assessor indicates a total of 330.17 acres. Property consists entirely of hardland range with rolling to rough terrain.

**Soils:** Soils consist primarily of Coly, Hobbs, and Uly silt loams, with slopes of 2-60%.

### **Livestock**

**Water:** Livestock water is provided by two dams, a well with windmill located in the southern portion of the property, and a well with windmill located on an adjoining west property. (A water use agreement, has been filed in Gosper County records that allows for access and utilization of this water from the adjoining property's well, and windmill.)

### **Recreational**

**Amenity:** Property is located adjacent to cropland and contains terrain which is home to numerous wildlife such as deer and turkey.

**Taxes:** 2006 Real Estate Taxes - \$1,636.32

**List Price:** \$176,600.00

**Comments:** Productive range with good access and location. Broker has a partial ownership interest in this property.

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