

LAND FOR SALE

KEARNEY COUNTY PASTURE

SOLD

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Location: 7 miles north and 4 miles east of Minden, 4 miles west and 3 miles north of Heartwell, Nebraska.
(Access is provided by 36 Road which borders the east.)

Legal Description: SE1/4 Section 34-T8N-R14W of the 6th T1N, Kearney County, Nebraska.

Property Description: Kearney County Assessor indicates a total of 159.06 acres. Farm consists of sandy pasture with good grass cover and rolling terrain.



Livestock Water: Provided by a well equipped with a windmill.
(Electricity is available along the east border)

Soils: Soils consist of Valentine loamy fine sand, with slopes of 3-17%.

RE Taxes: 2010 Real Estate Tax - \$1,288.82

List Price: **\$195,000.00** **Cash**

Comments: This is a productive pasture with good access and location.

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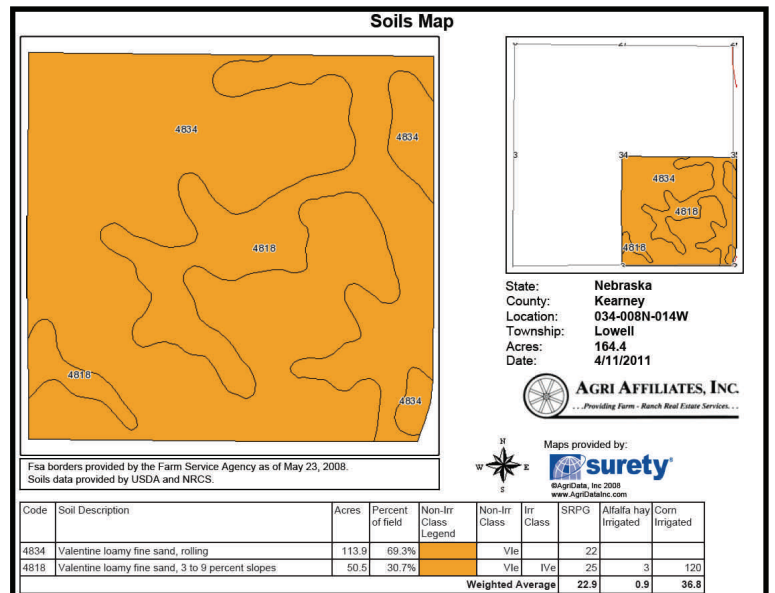
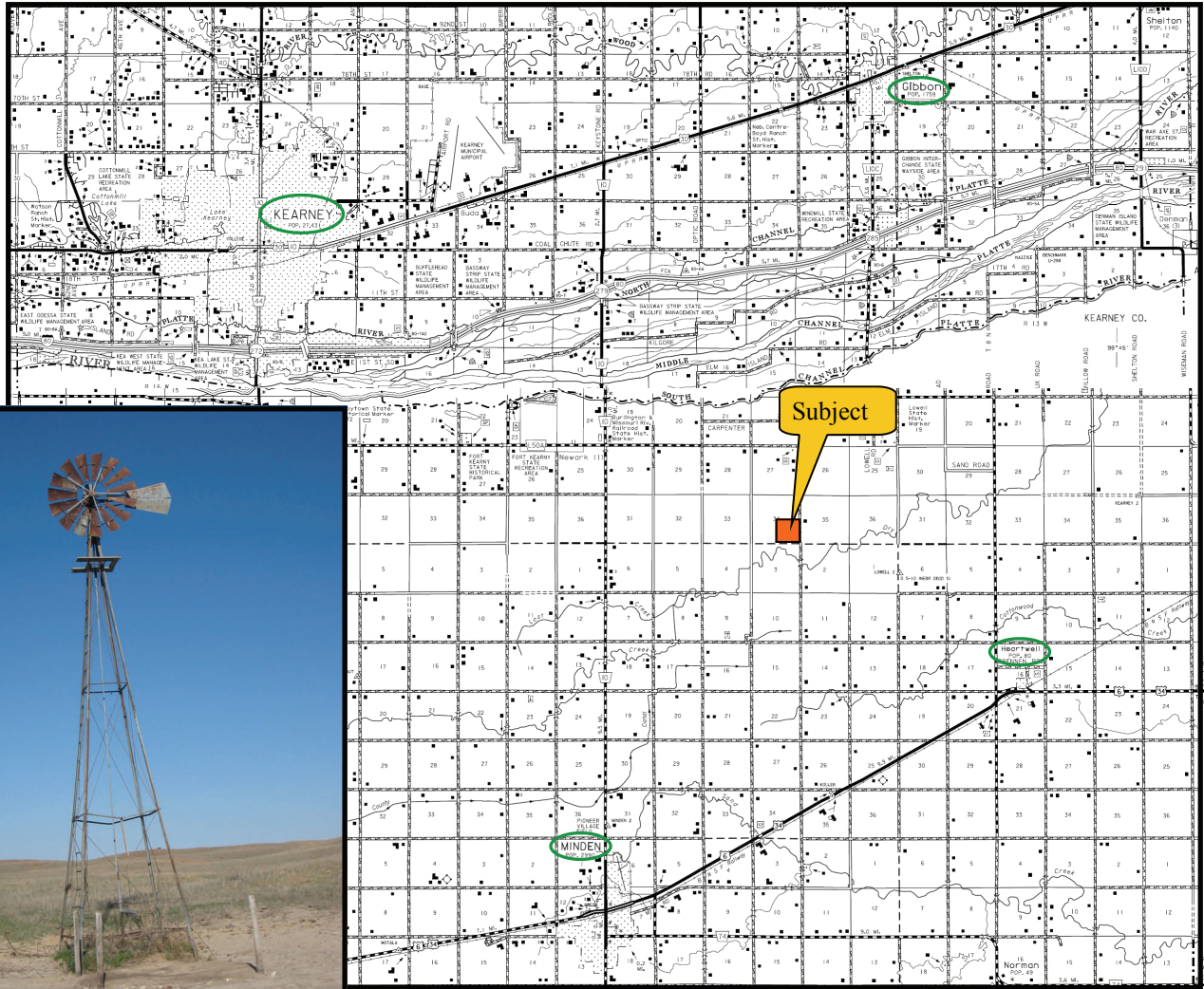
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