

LAND FOR SALE

WEIGHT PASTURE CUSTER COUNTY, NEBRASKA

Location: 4 miles northeast of Ansley on county gravel road.

Legal

Description: SW1/4 Section 24; SW1/4 and E1/2 NW1/4 Section 25; all in T16N-R18W of the 6th P.M., Custer County, Nebraska.

Property

Description: Custer County assessor indicates a total of 400.0 acres. Property consists entirely of hardland pasture with good grass cover and rolling to rough terrain.

Soils:

Soils consist primarily of Uly and Coly silt loams, with slopes of 11-30%, with lesser amounts of Holdrege, Hobbs, and Hord silt loams.

Livestock

Water:

Livestock water is provided by two dams, a dugout, well with windmill, well with windmill & electric submersible with generator hook up, and a well equipped with an electric submersible servicing two water sites.



Taxes: 2007 Real Estate Taxes - \$2,119.62

List Price: \$260,000.00

Terms: Cash

Comments: Productive range with well maintained fences, and good livestock water availability.

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