

# LAND FOR SALE

KEILEN RANGE  
ARTHUR COUNTY

**SOLD**

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**LOCATION:** Approximately 1 1/2 miles north west of Arthur. Take Sillassen Road out of Arthur to Jensen Drive, then 1/2 mile via Easement over adjoining property. (See Location Map)

**LEGAL DESCRIPTION:** All of Section 16-T20N-R39W of the 6th P.M., Arthur County, Nebraska.

**PROPERTY DESCRIPTION:** Arthur County Assessor indicates a total of 640.0 acres. Farm consists entirely of sandhills range, which has fenced borders and livestock water provided by a well equipped with a windmill and a 30 foot bottomless tank.



**SOILS:** Soils consist of approximately 3% Doger and Dundy loamy fine sands, 0-2% slope; 10% Valentine fine sand, 0-3% slope; 48% Valentine fine sand, rolling, 3-17% slope; and 39% Valentine fine sand, rolling and hilly, 9-60% slope.

**RE TAXES:** 2008 Real Estate Taxes - \$1,634.20

**LIST PRICE:** **\$215,000.00**

**COMMENTS:** This is an excellent opportunity to acquire good quality sandhills range.

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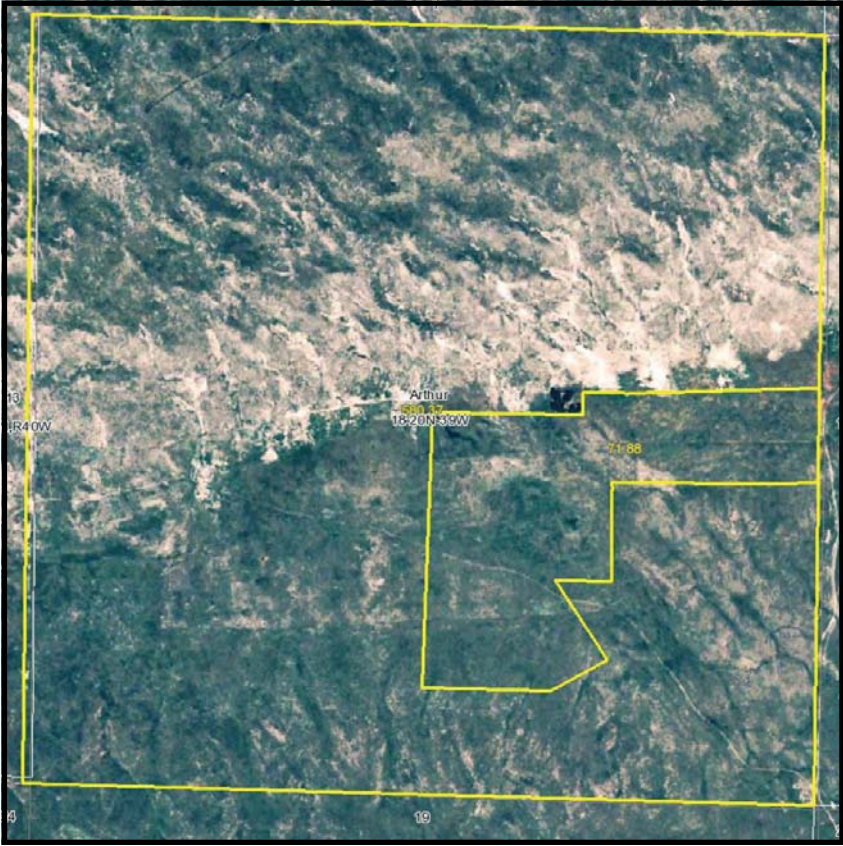
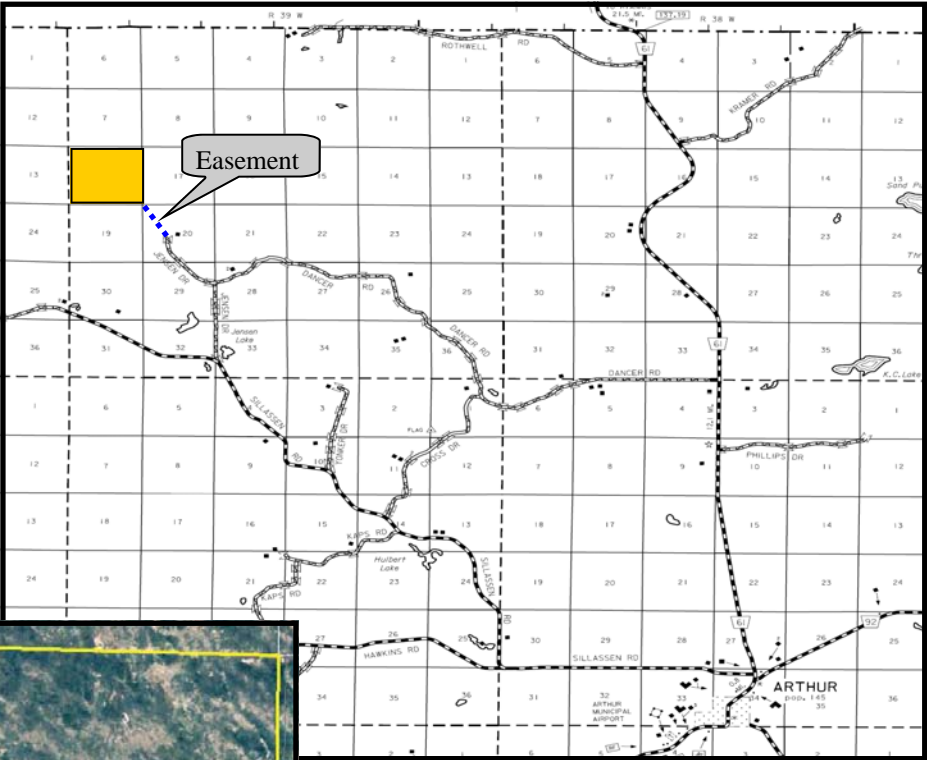
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