

LAND FOR SALE
WEBSTER COUNTY, NEBRASKA
320+/- ACRES
\$672,000

Offered for sale is an excellent opportunity to purchase 320+/- acres of excellent hardland pasture northwest of Red Cloud, Nebraska. The County Assessor has a total of 312.00 acres of pasture and 8.00 acres of roads and waste. There is a total of 320.00 assessed acres. The pasture soils are primarily made up of Meadin/Geary/Hobbs and Holdrege silt loam soils. The pasture is good hardland grass clear of cedars and thistles and has not been overgrazed.

DESCRIPTION: The property sits just 5.5 miles northwest of Red Cloud, Nebraska. Includes two large stock dams, two cased wells with a solar panel that have been used for fresh water, good fences, cross fenced in half and close proximity to very competitive markets.

LEGAL: The North Half (N2) of Section Thirty (30), Township Two (2) North, Range Eleven (11) West of the 6th PM in Webster County, Nebraska.

LOCATION: The property is located from the intersection of Highway 136 and 281, 4 miles west on Highway 136 then 1.5 miles north on Road 800.

MINERAL RIGHTS: Full mineral rights sell with the property.

2020 REAL ESTATE TAXES: \$5,592.22

POSSESSION: Possession at closing with current leasehold estate for 2021. Current lease expires February 28, 2022.

SALE TERMS: An earnest deposit and closing date is negotiable with the Seller's acceptance of a written Purchase Agreement.



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Please visit our website for more information
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