



# LAND FOR SALE

\$515,000

## 306 ± Acre Recreational Property in Custer Co., Nebraska

- ◆ Spring fed 20 acre lake, along with hunting, fishing, and boating opportunities.
- ◆ A great place to build your weekend get away home with gravel road access!
- ◆ Income potential! Room for approximately 35 pair for a 5 month grazing period.
- ◆ Windmill well in working condition.
- ◆ 2018 Property taxes: \$1,535.26
- ◆ SEC 7-15-24 Lots 1-2 66.20 Acres
- ◆ SEC 7-15-24 E 1/2 NW 80 Acres
- ◆ SEC 7-15-24 NE 1/4 160 Acres



AgWestLand.com · 866.995.8067  
415 W. 4th Ave. PO Box 1098  
Holdrege, NE 68949

Cord Hesseltine  
Farm & Ranch  
Specialist  
308.539.2192





From Arnold, NE- Head South on Hwy 40 for 9 miles until you reach Sand Valley Rd. Then turn left and head East for 4 miles. Property will be on the South side of the Road.



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