MARSHALL

Control of the contro

BUFFALO COUNTY, NE

LAND FOR SALE

61.01 Acrest

UNIQUE PROPERTY - EXCEPTIONALLY WELL LOCATED NEAR KEARNEY

Location: 1/3 mile north of Hwy 40 on 17th Avenue

<u>Legal Description:</u> A tract being part of the South Half and part of the Northwest Quarter of Section 11, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 61.01 Acres, more or less, according to survey. Exceptionally well located land with access from 17th Avenue - just north of Highway 40. Consisting of cropland, grassland and river-frontage providing potential for recreational use and more.

Zoned: Ag

2024 Taxes: \$ 1,462.14

Price: \$ 599,000

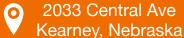
10% earnest money deposit upon signing of purchase agreement. The remainder due at closing.



Miles Marshall | Broker Cell 308-233-4384







marshallauction.com









Maps are for illustrative purposes only — not intended to represent actual property lines.





marshallauction.com