

# MARSHALL

LAND BROKERS & AUCTIONEERS

Office 308-234-6266

BUFFALO COUNTY, NE

# LAND FOR SALE

## 61.01 Acres<sup>±</sup>

## UNIQUE PROPERTY – EXCEPTIONALLY WELL LOCATED NEAR KEARNEY

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

**Legal Description:** 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.



**Luke Huddleston | Associate**

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**Miles Marshall | Broker**

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marshallauction.com



2033 Central Ave  
Kearney, Nebraska

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



**Kearney**

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