

FOR SALE

400 Acres - Pasture by Ansley

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*Rolling Pasture, 2 submersibles, 2 ponds
Good fences and hard land grass.*

Call us to see this property.

**COLDWELL
BANKER**

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LAND FOR SALE

400 Acres more or less

Custer County, Nebraska

Location: From Ansley take Hwy 183 to Ash Cannon Road. Follow the curvy road 3 miles to Road 455. Go north 1 mile.

Legal Description: 400 Acres more or less in the SW 1/4 of Section 24, Township 16 North, Range 18 West and E 1/2 of the NW 1/4 and SW 1/4 of Section 25, Range 16 North and 18 West of the 6th P.M. Custer Co., Nebraska.

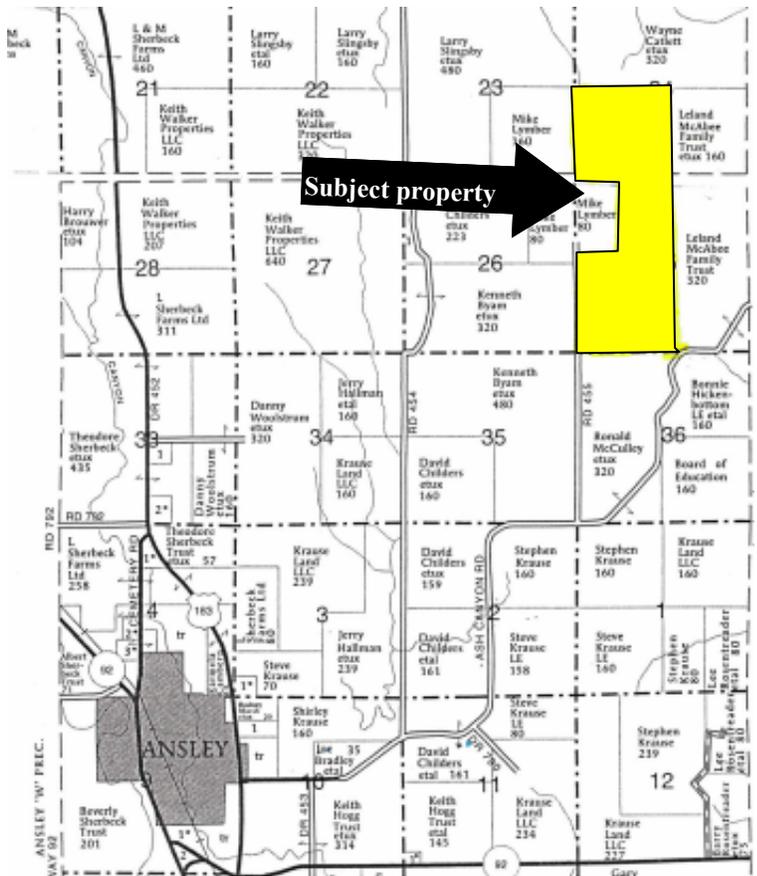
Property Description: Rolling pasture with silt loam soils. 2 submersibles; 1 electric and 1 with propane generator, 2 ponds. The two windmills have not been used by current owner. The fences are in average condition. Good hard land grass. Pasture is sprayed annually. The pasture is cross fenced. The wire panels for the corral stay.

Parcel ID #: 000895000, 000326000

Property Taxes: 2014- \$3698.16

Sales Price: \$760,000.00

Closing Date: March 23, 2015



This information is believed to be correct, but is not guaranteed. Purchaser should verify all information to their own satisfaction.