

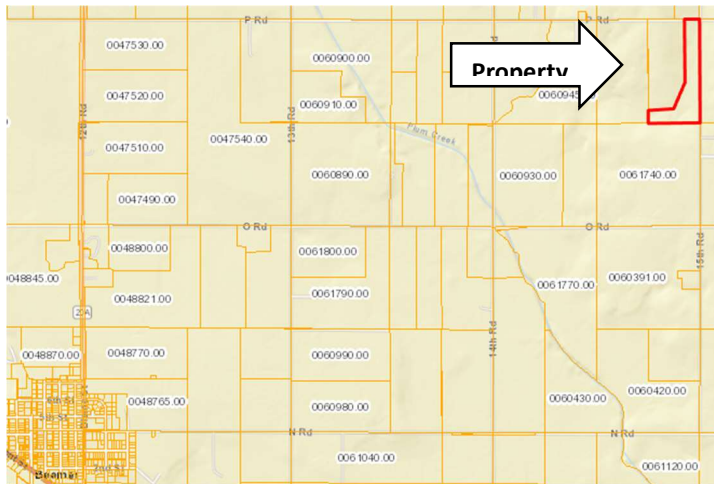
Cuming County Pasture

For Sale

Property: All pasture tract with good fences. Water available from a well. Easement included for use of the well.

Legal Description: Tax Lot 3 in the E ½ NE ¼ of Section 20, Township 23 North, Range 6 East

Location: Southwest corner of 15th Road and P Road. 3 miles east of Beemer on N Road, then 1.5 miles north of 15th Road to the southeast corner.



Possession: Immediate upon closing

Taxable Acres: 33.18 **2023 Taxes:** \$759.26

Property is being offered for sale with an asking price of \$200,000. Successful bidder will be required to pay 10% of purchase price on day of sale. Balance will be due at closing. Seller to pay all 2023 and prior year taxes. Seller to deliver marketable title along with the easement for access and use of the well on adjoining land. Seller reserves the right to reject any and all bids. All information is believed to be accurate but no warranty is expressed or implied. Midwest Land Company, its Broker and salespersons are limited agents of the seller.

Midwest Land Company

206 Main Street

Wayne, Nebraska 68787

402-375-3385 www.mwlandco.com

David Ewing, Broker 402-375-9086

Jerry Lewis, Agent 402-380-8323

