

LAND FOR SALE

36.59+/- Acres • Custer County, Nebraska
Offered at \$109,800

HIGHLIGHTS:

- Great acreage with electricity running through the property
- Highway frontage with access along the west side of the property

L-2100055

Location Map

Property Location: The property is located four miles east of Callaway or 14 miles west of Broken Bow on the Callaway Road.

Legal Description: Sec. 29-16-22 NENE Exc Pars, 25.85 Acres, Ryno Twp., Sec. 20-16-22 Par in SESE, 7.4 Acres Ryno Twp., Parc. in Sec. 20-16-22 Par S1/2SE, 3.34 Acres Ryno Twp., Custer County, Nebraska.

Property Description: A great acreage with access off a good gravel road with highway frontage also.

Farm Data:

Grass 36.59 acres

2020 Taxes: To be determined.

Price: \$109,800.00



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For additional information, please contact:

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Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2823	Uly silt loam, 11 to 17 percent slopes, eroded	14.0	38.57	6e
8870	Hard silt loam, 1 to 3 percent slopes	1.6	4.28	2e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	20.7	57.16	6e
TOTALS		36.2	100%	5.83



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.