



LAND FOR SALE

24.54± Acres, Custer County, Nebraska

OFFERED AT
\$125,000

Highlights:

- Beautiful views
- Gravel county roads from two directions
- Secluded building site



For additional information, please contact:
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Property Information

Directions to Property: From Broken Bow go three miles north on the Airport Road to Round Valley Road east two miles to 803 Road, south one mile to the property.

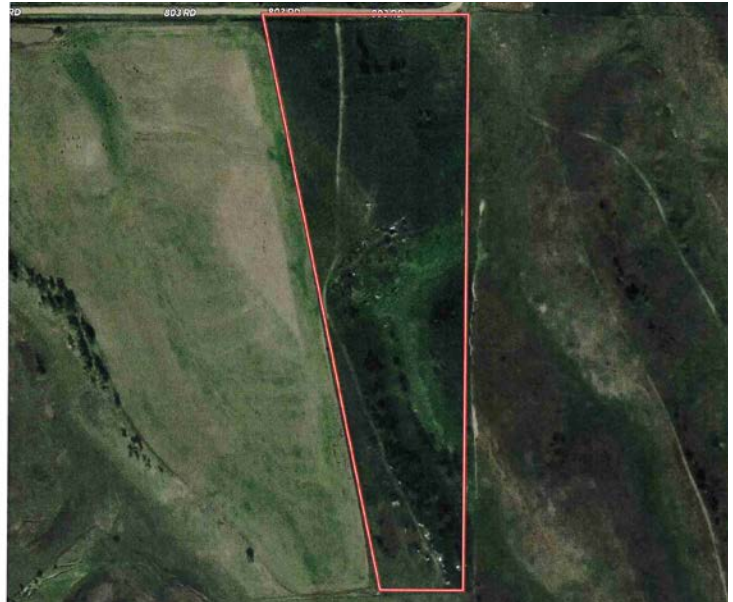
Legal Description: Sec. 10-17-20 Par in NE1/ 4 24.54 Acres, Broken Bow Twp.

Farm Data:

Pasture 24.54± acres
 Total 24.54± acres

Taxes: \$915.62

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	14.87	62.98	0	49	6e
4138	Holdrege silt loam, 7 to 11 percent slopes	5.24	22.19	0	72	4e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	2.15	9.11	0	58	4e
3562	Hobbs silt loam, occasionally flooded, cool	0.88	3.73	0	74	2w
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	0.41	1.74	0	53	6e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.06	0.25	0	61	6e
TOTALS		23.61(*)	100%	-	55.96	5.22

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.