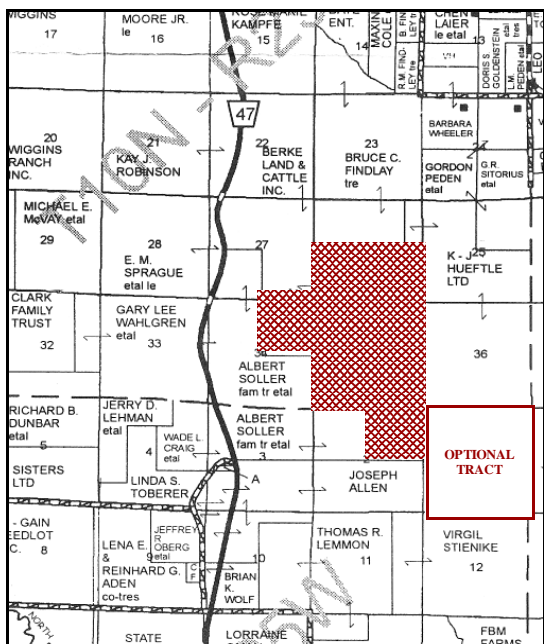


# FOR SALE

**1,290.49 +/- Acres  
Dawson County, NE**



## ***SOUTH GOTHENBURG PASTURE***

*One contiguous block of native, hardland grass.*

**LOCATION:** Access trail road is 7.6 miles south of I-80, Gothenburg exit #211, on Highway 47.

**WATER:** 3 wells with windmills, one well with new casing not presently in use, plus several stock ponds. Adjoining landowner developed his pasture with pipeline water and ran an underground line to the sale property. New owner could use the pipeline paying prorata share of electricity.

**2009 REAL ESTATE TAXES:** \$7,338.22 (\$5.69 per acre)

**OFFERING PRICE:** \$806,400 (\$624.88 per acre)

**\*NOTE:** Optional Tract-Seller will offer the Buyer an additional 645.03 acres that adjoins the sale property.  
(Section 1, T-9-N, R-23-W)

### **LEGAL DESCRIPTION:**

All Section 35, S1/2 Section 26, NE1/4 Section 34, Township 10 North, Range 25 West;  
NE1/4 Section 2, Township 9 North, Range 25 West, all in Dawson County, State of Nebraska.  
1290.49 +/- Acres

### **NEBRASKA LAND & CATTLE AGENCY INC.**

Richard Dawson, Broker

Office: (800) 785-2528 Mobile: (308) 325-0839

www.nelandcattle.com



**BROKER COMMENTS:**

*This is an exceptional tract of handland grass in the scenic Hiles Canyon area south of Gothenburg, NE. The partially timbered pasture provides wildlife habitat with mule deer and wild turkey being the most prominent.*

*Richard Dawson, Broker*

