

NEBRASKA REAL ESTATE FOR SALE

GANDY MEADOW & PASTURES—LOGAN COUNTY



LOCATION: 3 Miles north of Gandy, NE in central Logan County.

LEGAL DESCRIPTION: Township 18 North – Range 27 West of the 6th P.M., Logan County, Nebraska

Section 8: E1/2NW1/4; W1/2NE1/4 Section 17: NW1/4; E1/2SW1/4 Section 20: NW1/4

ACRES: Logan County Assessor indicates there are 564.10 taxed acres.

TAXES: 2015 taxes payable in 2016 are \$2553.04

SUMMARY: Property consists of approximately 107 acres of productive sub-irrigated meadow that historically produces 1.5 to 2 ton per acre of hay. There are 455 acres of sandhill range fenced into 3 pastures, each with a single windmill. Historically this rangeland provides summer grazing for 50 cow calf pairs. Of the rangeland historical access to the north quarter of pasture in Section 8 is across the neighbor. The Section 8 pasture is a very productive and somewhat sub-irrigated pasture. There is an old building site on the northwest corner of the meadow. Access from Gandy is via 1.5 miles of county maintained gravel road and 1.5 miles of trail road. The access route follows the old Gandy to Dunning Road and the old roadbed is still noticeable. Property is available for immediate possession.

PRICE: ~~\$620,000~~—REDUCED TO \$499,000.00

CONTACT: Duane McClain, Listing Broker ~ Cell: 308.530.0221 ~ duane@nebraskalandbrokers.com



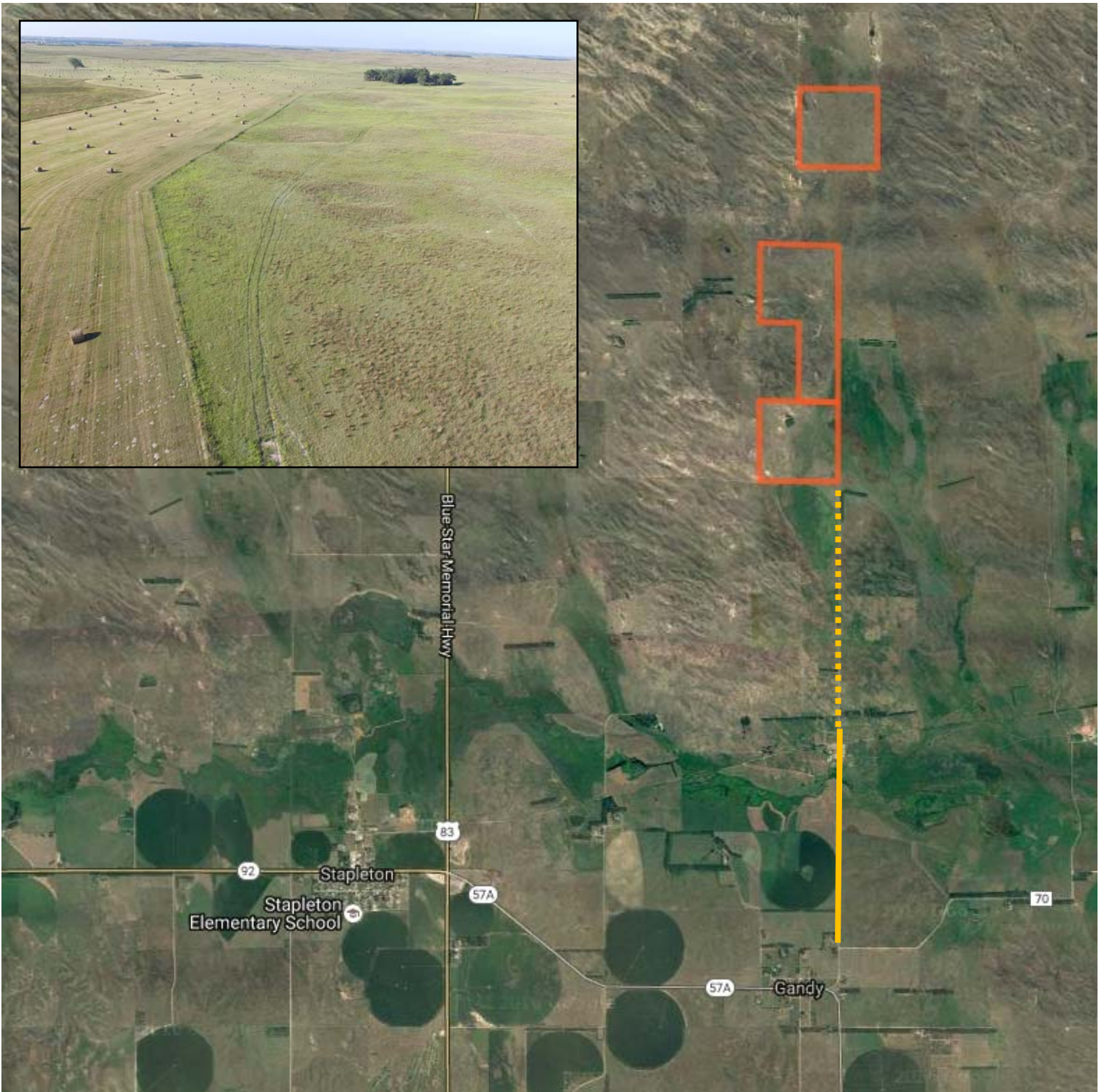
Nebraska Land Brokers, LLC

North Platte, NE

Phone 308.532.LAND

www.NebraskaLandBrokers.com

All information herein is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.



Gandy Meadow & Pasture is a very nice opportunity for a new beginning or a very productive addition to an existing operation. Additional maps and pictures are available on our website. Call today for more information and to schedule a personal inspection of this opportunity.



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