

LAND FOR SALE

Sherman County Rangeland



- Location:** 1 1/2 miles northwest of Litchfield in southern Sherman County, NE. Access provided by minimum maintenance road 463 Ave which borders along the west.
- Legal Description:** W1/2 Section 17, T14N-R16W of the 6th P.M., Sherman County, NE
- Property Description:** Sherman County Assessor indicates a total of 320 taxed assessed acres. Property consists entirely of hard land range which is utilized for grazing.
- Soils:** Soils consists of Uly, Coly, and Hobbs silt loams with slopes of 3-60%.
- Livestock Water:** Provided by a well equipped with solar pump, two dams, and a well with windmill.
- Fencing:** Border fencing consists of four strand barbed wire on wood posts.
- Real Estate Taxes:** 2021 real estate tax - \$5,414.62
- Possession:** The property is available for the 2022 grazing season.
- List Price:** \$640,000.00
- Contact:**
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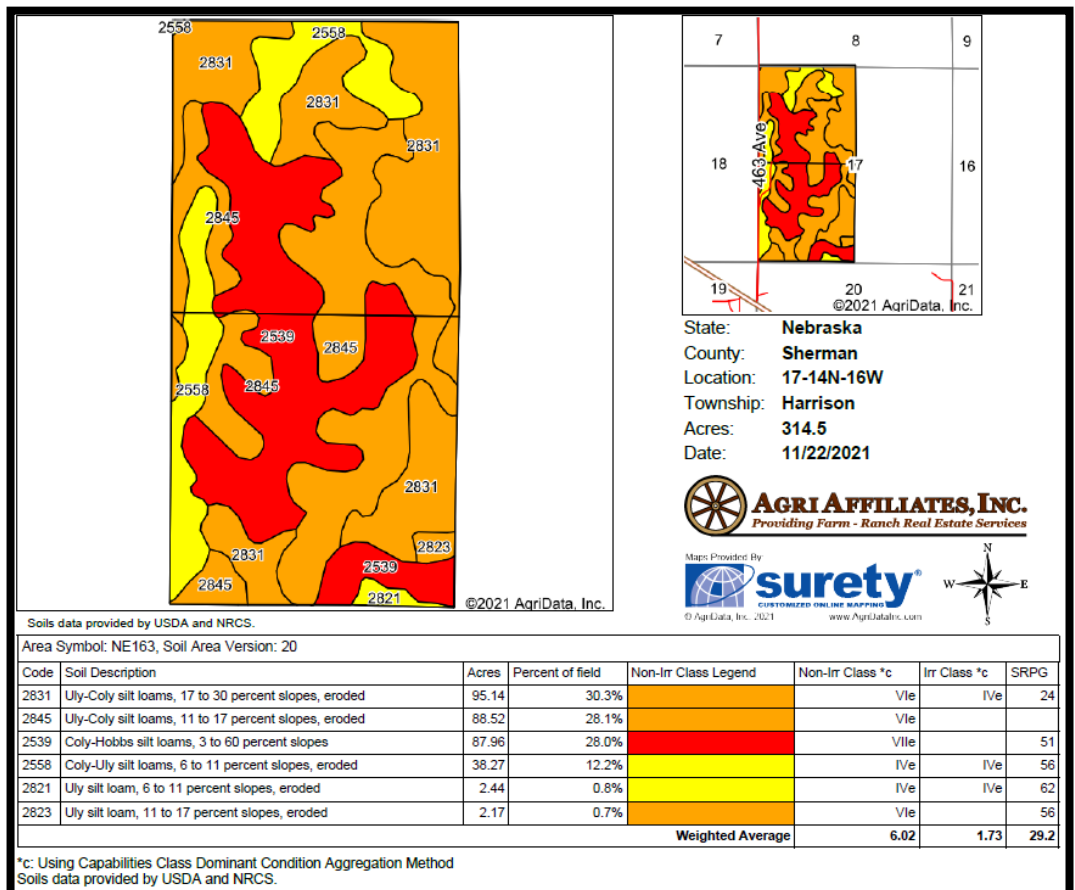
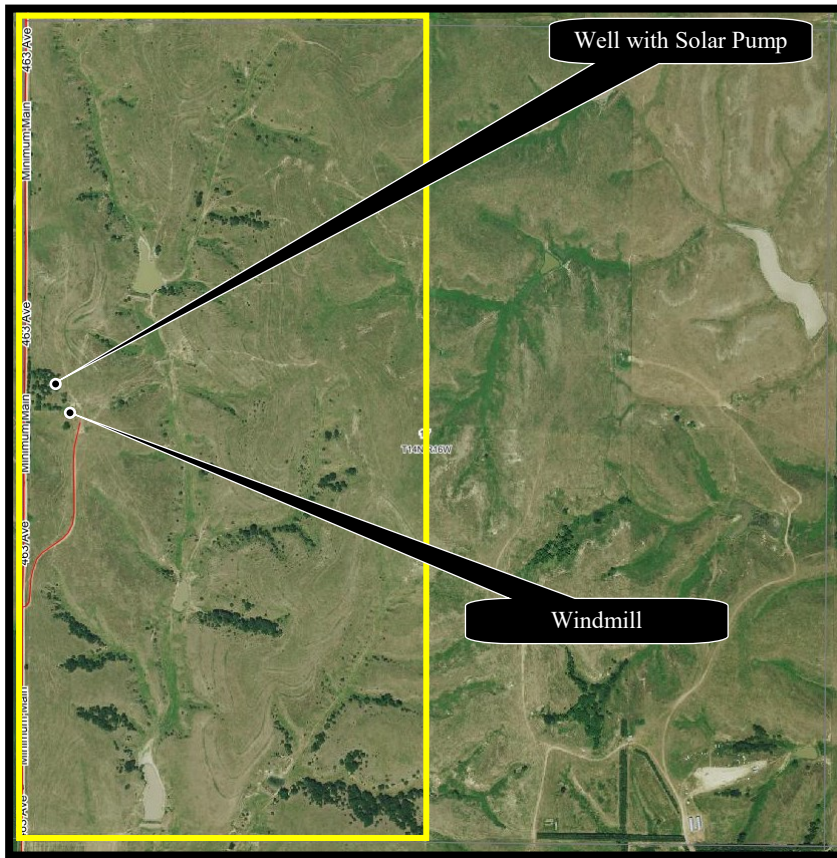


Bart Woodward
Listing Agent

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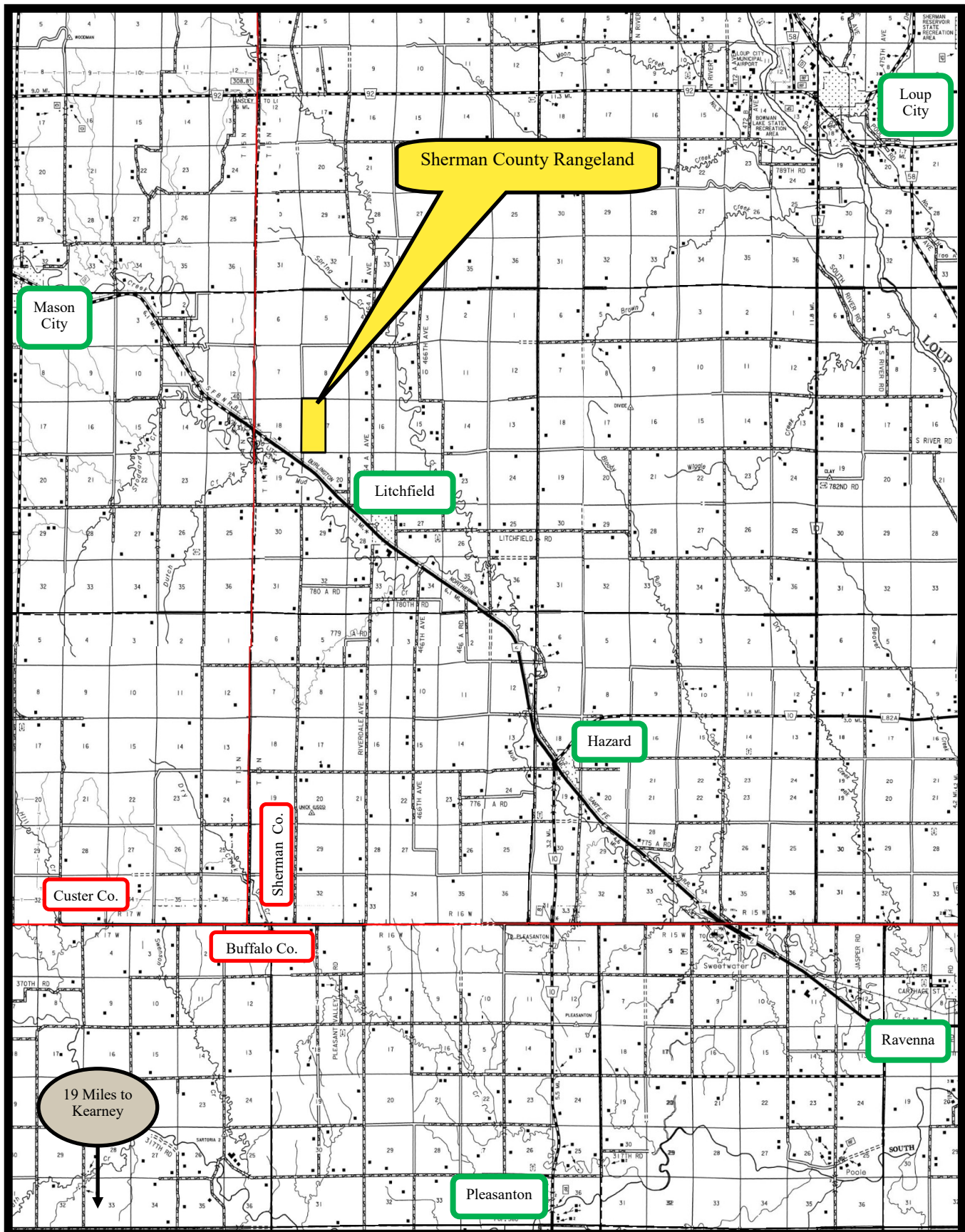


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