

# Land Listing

607.24 +/- Acres - Frontier County, NE



**Land Location:** Approximately 4 miles west of Maywood, NE on Hayes County Road.

**Legal Description:** NW1/4; E1/2E1/2SW1/4; SE1/4 less E of Cty Rd; Pt NE1/4 21-8-30 West Laird Precinct, NE1/4 20-8-30 West Laird Precinct, N1/2NE1/4 28-8-30 West Laird Precinct

**Acres:** 607.24 +/- Acres (Subject to Survey)

536.68 +/- Acres of Grass

62.41 +/- Acres of Dry Land

8.15 +/- Acres Road

**Soil Types:** Holdrege Silt Loam, Hall Silt Loam ,Coly & Uly Silt Loams & Coly-Uly-Hobbs Silt Loams

**2021 Taxes:** \$4549.00

**Listing Price - \$697,000**

**Terms:** The successful offer will be required to enter into a written purchase agreement with a 10% down payment. The balance will be due at closing with full possession as owner at closing. Seller will provide marketable title to the buyer, evidence by a policy of title insurance. Cost of title insurance and closing costs will be divided equally between seller and buyer. The 2021 and all prior real estate taxes will be paid by the seller. All mineral rights owned by the seller, if any, will be conveyed to the buyer. Old West Realty & Auction LLC is working for the seller.

**Disclosure:** Information was obtained from sources deemed reliable , but Broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Property sells AS IS, NO WARRANTIES!

Call Lindy Elson, Broker - 308-737-7100 or Regina Andrijeski, Associate Broker -308-737-7335

# Velma Walker Estate



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