

# LAND FOR SALE

## Dunning Road Ranch



**Location:**

From Arnold, Nebraska the property is located 5 miles north on Dunning Road.

**Legal Description:**

N1/2SE1/4, SE1/4SE1/4, NE1/4 Section 28-T18N-R25W of the 6th P.M., Custer County, NE.

**Acres:**

270.10 tax assessed acres

**Taxes:**

2016 taxes payable in 2017 - \$3,728.46

**Land Use:**

Entirely rangeland fenced with 4 & 5 barbed wire into 4 pastures with pipeline water to 4 tanks. Established tree rows surround the home site.

**Improvements & Equipment:**

2,737 sq. ft., 6 bedroom house with updates, large oversized 2-car attached garage and maintenance free exterior. Property also includes an older barn, livestock buildings, corrals and feeding pens.

**Price:**

**\$530,000**

**Comments:**

Views from this property are amazing with the ability to see down Powell Canyon for miles. Access is provided by county blacktop road.

**Contact:**

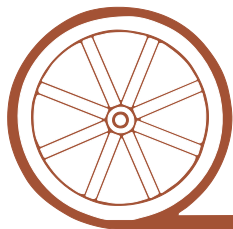
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