

LAND FOR SALE



Williams Dundy Rangeland

- Location:** From Champion, Nebraska - 5 miles west, 10 miles south on Ave 320, 2 miles west on Road 724.
- Description:** **West Parcel:** E1/2 & N1/2NW Section 11-T4N-R42W of the 6th PM in Dundy County, Nebraska. **East Parcel:** NW Sec 2; all Sec 3; E1/2NE Sec 8; all Secs 9 & 10; S1/2, NW Sec 11; all Secs 14 & 15.
- Acres/Taxes:** **West Parcel:** 400 tax assessed acres. 2018 real estate taxes \$1,736. **East Parcel:** 3,864 tax assessed acres. 2018 real estate taxes \$16,589.
- Fence/Water:** Entirely native rangeland. West parcel has older windmill, submersible pump below. East parcel has extensive pipeline water from 4 submersible wells to 15 tanks. Water system divided north versus south of Road 724 would allow division. Older fences both 3 and 4 barbed wire.
- Soils:** Nearly 100% Valent sand with level, undulating, to gently rolling terrain.
- Buildings:** Older mobile home north of #724; 2006 mobile home south of #724 with 1,280 sq. ft.
- Comments:** Very good access to large block of native rangeland with excellent pipeline water system, very nice terrain. Some prairie dogs present on property. Includes two mobile homes. Large East parcel could be split north vs south of the road.
- Price:** **West Parcel:** \$350,000 Cash **East Parcel:** \$2,940,000 Cash
- Contact:** **John Childears, Listing Agent - 308/539-4450**
Don Walker, Mike Polk, Bruce Dodson
Tony Eggleston, Brian Reynolds, Chase Dodson



John Childears,
Listing Agent

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From Champion:
5 miles west. 10
south, 2 west

