

# LAND FOR SALE



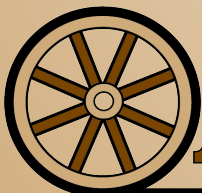
## *Dierberger Rangeland - Valley County* VALLEY COUNTY, NEBRASKA

*Don't miss this opportunity to  
own good quality Valley  
County rangeland!*



**LISTING AGENT:** C: 308.233.4305  
Bart Woodward E: Bart@AgriAffiliates.com

Salespeople: Bryan Danburg, Mike Wilken, Kent Richter,  
Bonnie Downing and Adam Pavelka



*Offered exclusively by*

## **AGRI AFFILIATES®**

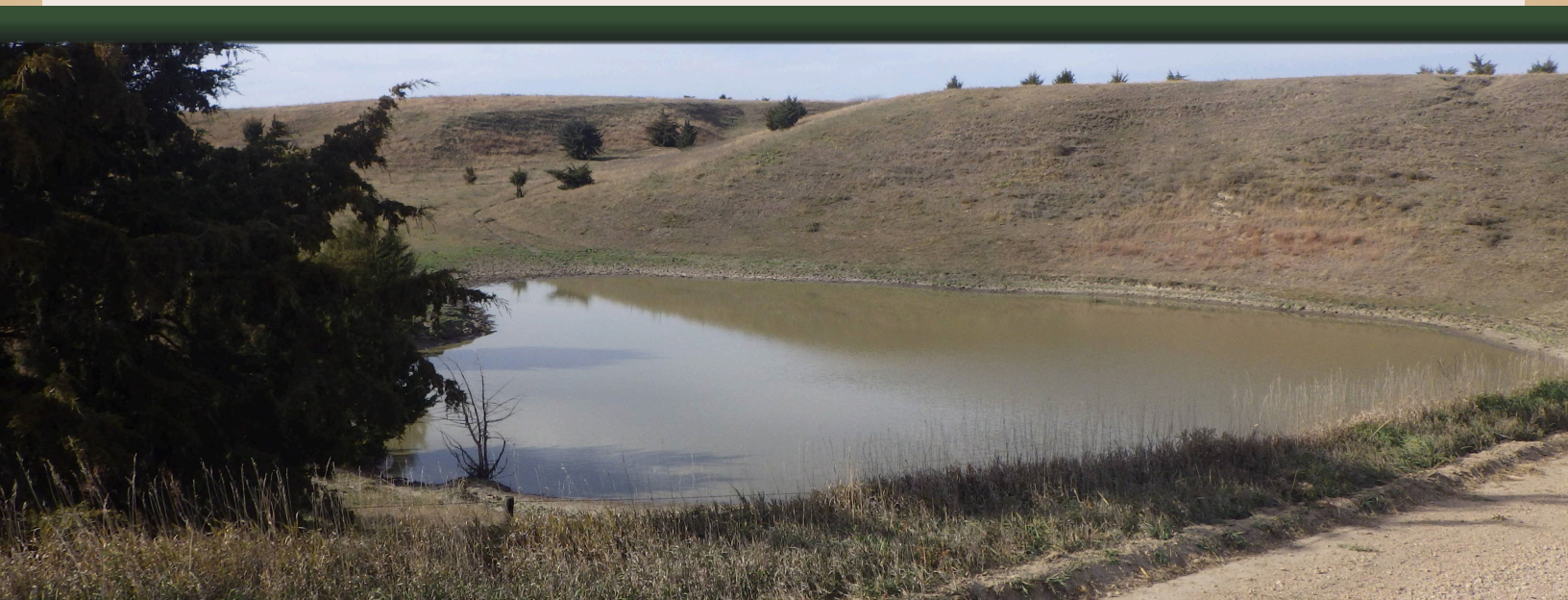
**Kearney, NE • AgriAffiliates.com • 308.234.4969**

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



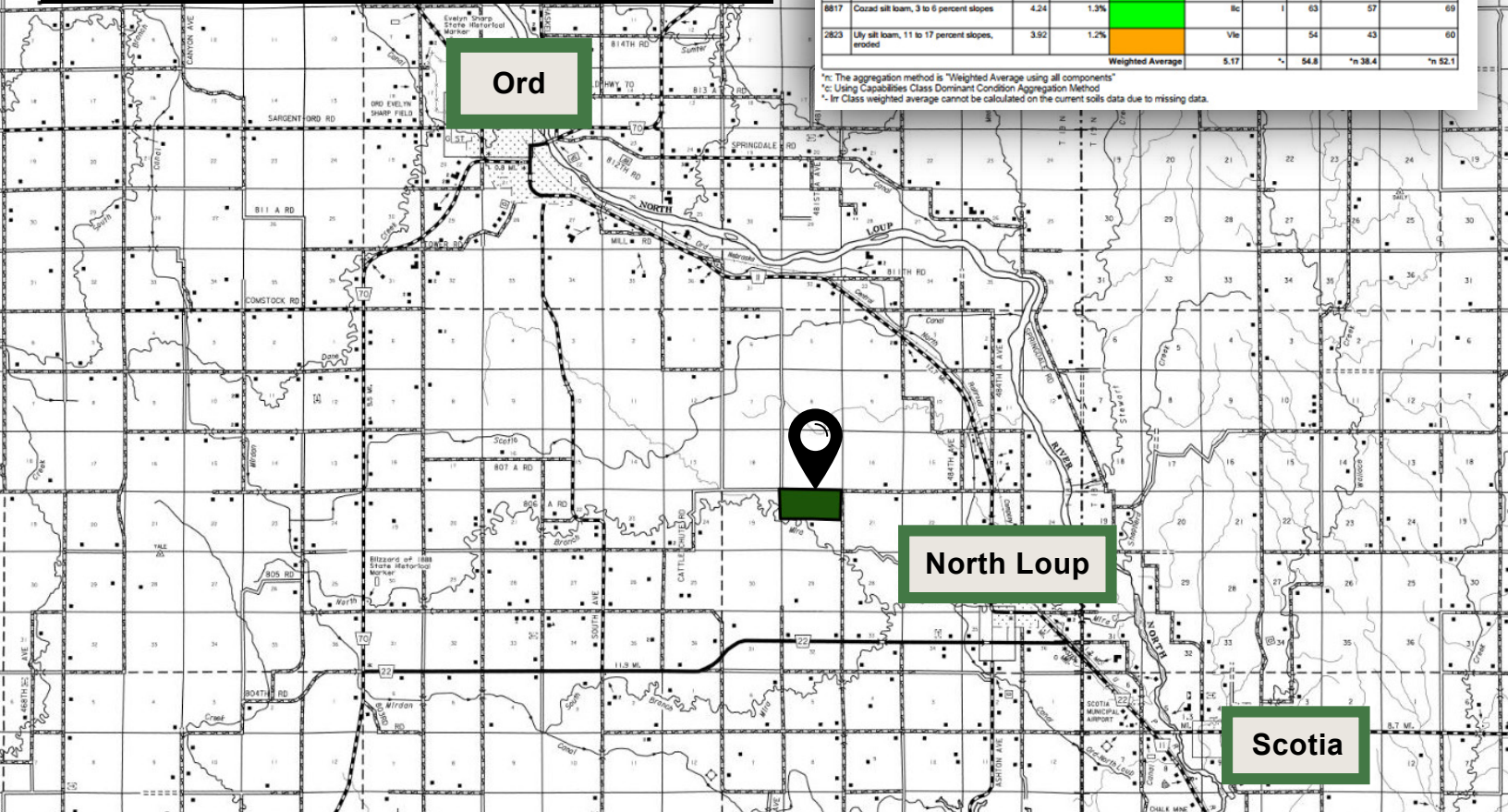
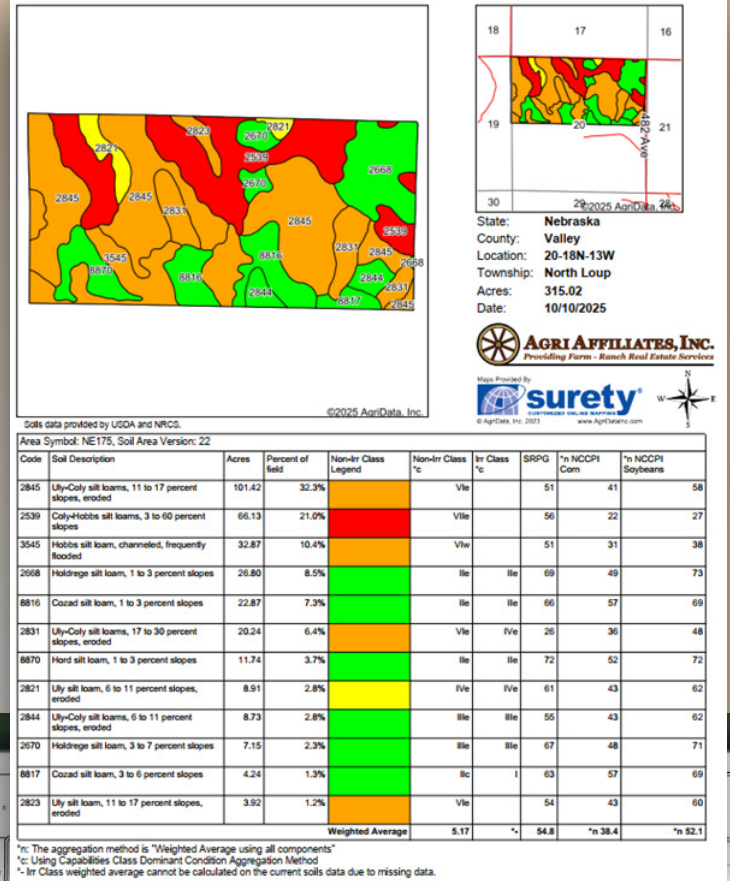
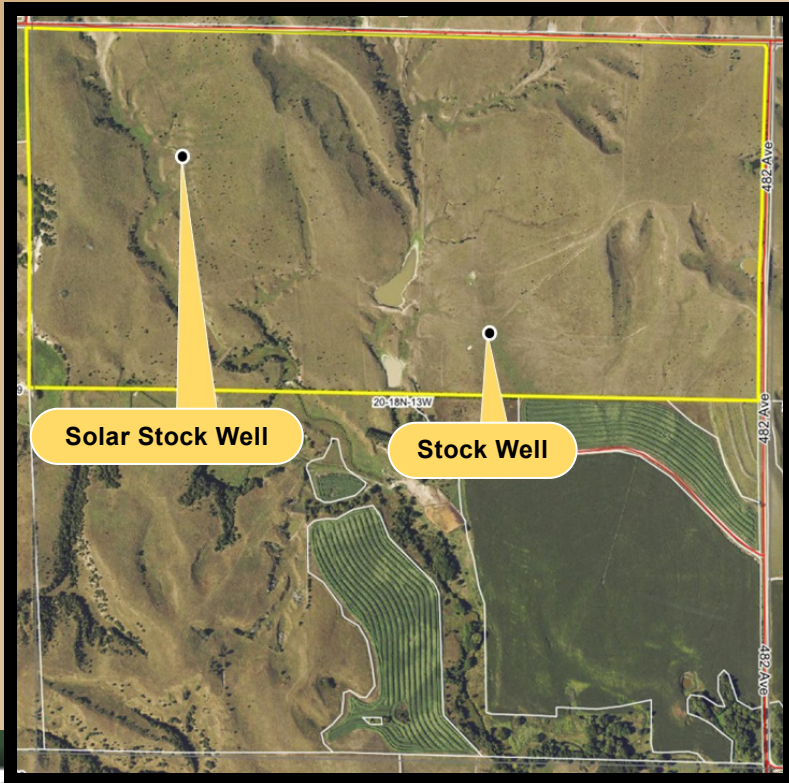
## Property Information

|                              |  |
|------------------------------|--|
| <b>LEGAL DESCRIPTION:</b>    | N1/2 Section 20, T18N-R13W of the 6th P.M., Valley County, Nebraska  |
| <b>LIST PRICE:</b>           | <b>\$800,000</b>   |
| <b>LOCATION:</b>             | Approximately 5 miles south and 4 miles east of Ord, Nebraska or approximately 2 miles south and 3 miles west of North Loup, Nebraska. Access is provided by gravel Road 482, bordering the east, and minimum maintenance Road 807, bordering the north. |
| <b>TOTAL ACRES:</b>          | 320.00 tax-assessed acres  |
| <b>PROPERTY DESCRIPTION:</b> | Valley County Assessor indicates a total of 320.00 tax-assessed acres. Property consists of good quality hardland range with good fencing and excellent livestock water availability.  |
| <b>REAL ESTATE TAXES:</b>    | 2025: \$3,536.96   |
| <b>SOILS SUMMARY:</b>        | Soils consist of Uly, Coly, Hobbs, Holdrege, Cozad, and Hord silt loams with slopes ranging from 1-60%.  |
| <b>LIVESTOCK WATER:</b>      | Livestock water is provided by several ponds, a well equipped with an electric submersible, and a well equipped with a solar pump.   |
| <b>FENCING:</b>              | Border fencing consists of 4- and 5-strand barbed wire on mostly wood posts with some metal posts.   |





## Property Maps





# *Property Photos*

