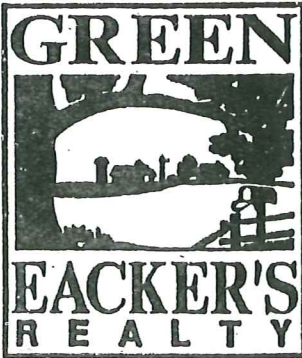


FOR SALE



872-3303

# GREEN EACKER'S REALTY

736 South C - Broken Bow, NE - 68822 308-872-3303

## PRICE

\$50,000.00

## PROPERTY DESCRIPTION

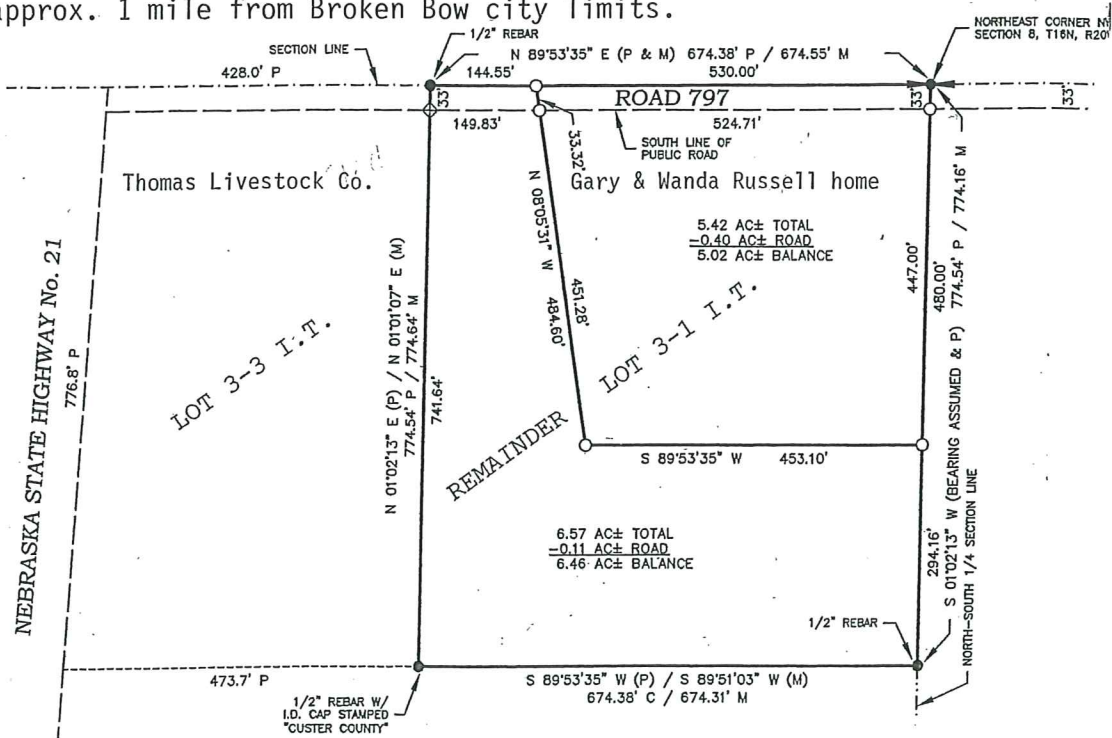
Owner GARY and WANDA RUSSELL

Address Tract on Road 797 consisting of 6.57 Acres ± Total

Legal Description Tr NE $\frac{1}{4}$ NE $\frac{1}{4}$  8-16-20, Broken Bow, Custer County, NE

Terms Cash to Seller

Located approx. 1 mile from Broken Bow city limits.



### LEGAL DESCRIPTION FOR THE 6.57 ACRE TRACT

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section Eight (8), Township Sixteen (16) North, Range Twenty (20) West of the Sixth Principal Meridian, Custer County, Nebraska, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of Section 8 and assuming the East line of the Northwest Quarter of Section 8 as bearing S 01°02'13" W and all bearings contained herein are relative thereto; thence S 01°02'13" W on the East line of the Northwest Quarter of said Section 8 a distance of 480.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing on the East line of the Northwest Quarter of said Section 8, S 01°02'13" W a distance of 294.16 feet; thence leaving the East line of the Northwest Quarter of said Section 8, S 89°53'35" W a distance of 674.31 feet; thence N 01°02'13" E a distance of 774.64 feet to a point on the North line of the Northwest Quarter of said Section 8; thence N 89°53'35" E on the North line of the Northwest Quarter of said Section 8 a distance of 144.55 feet; thence leaving the North line of the Northwest Quarter of said Section 8, S 08°05'31" E a distance of 484.60 feet; thence N 89°53'35" E a distance of 453.10 feet to the place of beginning. Containing 6.57 acres, more or less, of which 0.11 acres, more or less, are presently being used for road purposes on the North side.

Although this information is not guaranteed, it is believed to be accurate.