

L-2300224-00



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LAND FOR SALE

310.7± Acres, Greeley County, Nebraska

OFFERED AT
\$885,495 or
\$2,850 per acre

Highlights:

- Full possession at closing
- Native pasture
- Good access
- Two dams

For additional information, please contact:

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For additional information, please contact:

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Property Information

Directions to Property:

At the intersection of Greeley Avenue and Naper Road, south of Greeley, Nebraska.

Legal Description:

Part of the West Half (W $\frac{1}{2}$) of Section 35, Township 17 North, Range 11 West of the 6th P.M., Greeley County, Nebraska.

Property Description:

Half-section of native pasture with gravel road access along the south, and a minimum maintenance road running along the north side. All-pasture tract with two dams that provide water for livestock. This pasture has not been grazed and offers full possession to the buyer for 2023! Call the agents today!

Farm Data:

Pasture	306.00 acres
Non-crop	<u>4.07 acres</u>
Total	310.70 acres

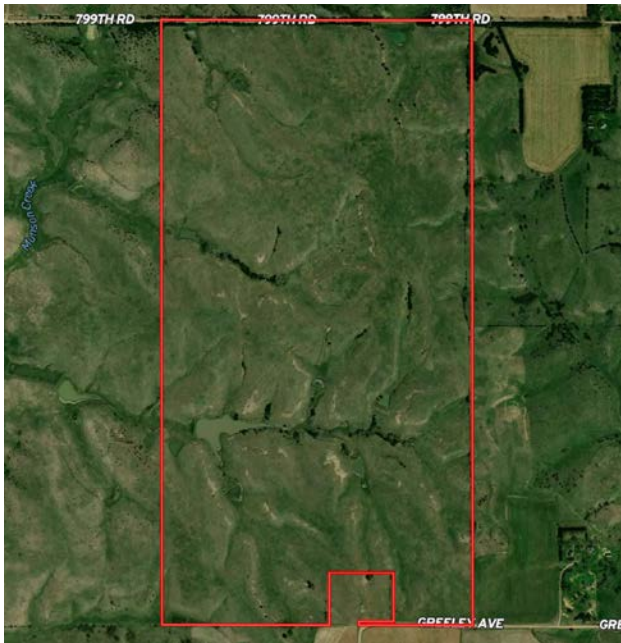
Taxes:

- \$4,539.22

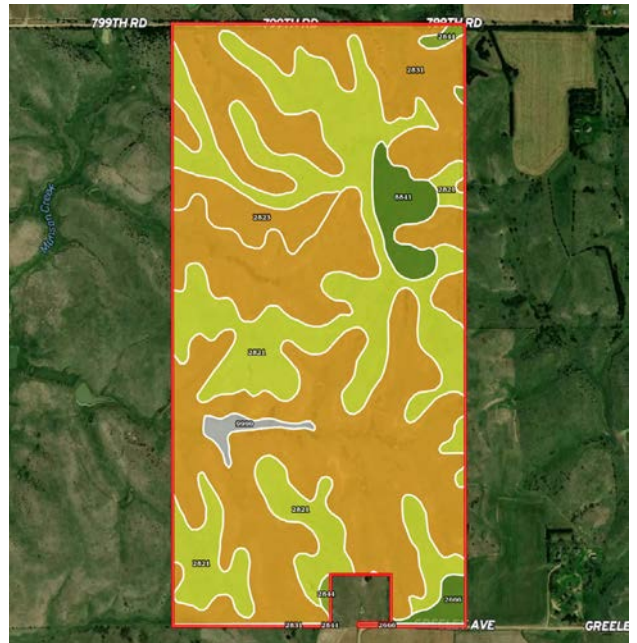


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soils Map

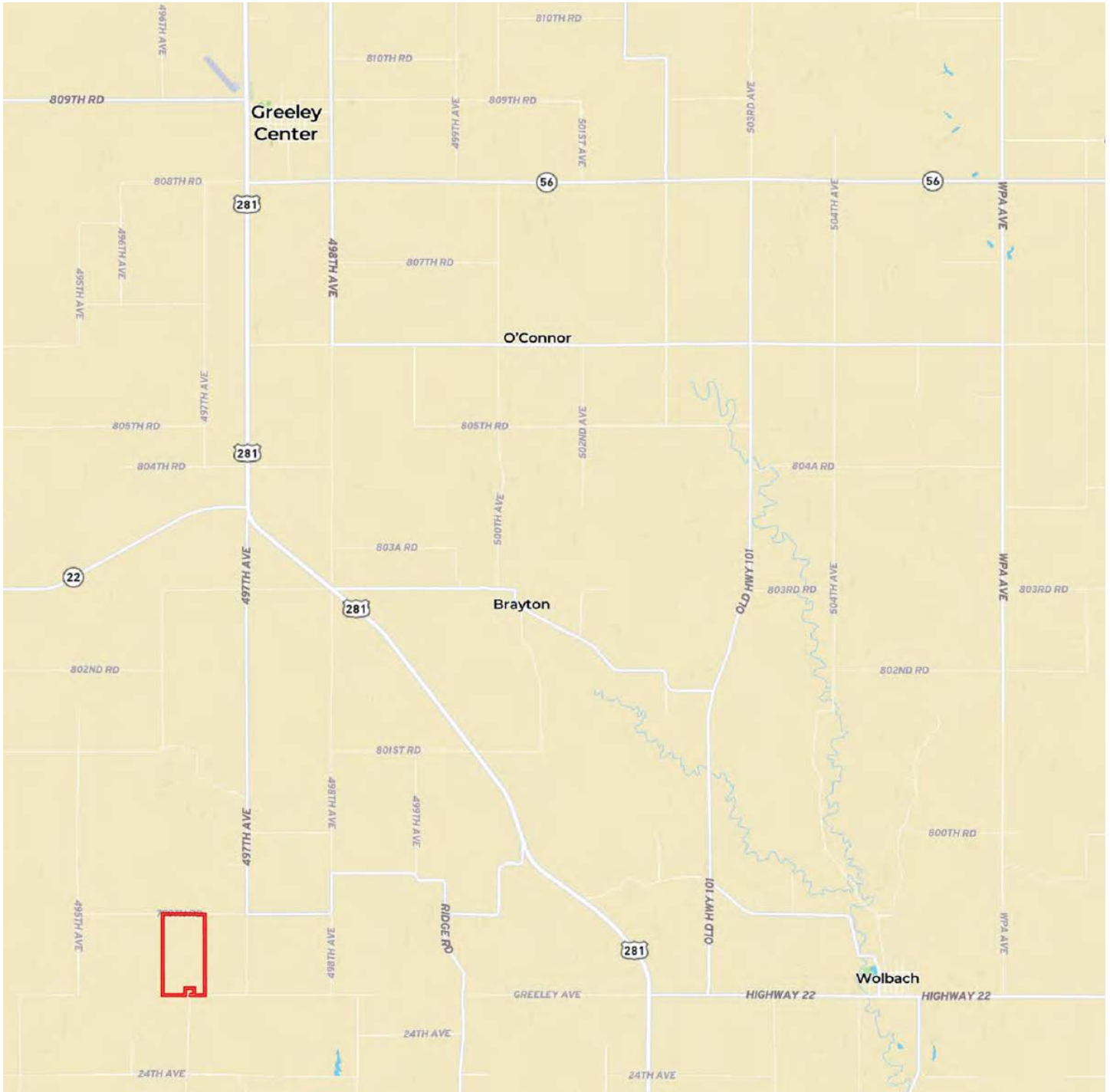


Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	182.1	58.44	0	50	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	100.79	32.35	0	65	4e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	10.74	3.45	0	62	6e
8841	Hall silt loam, 1 to 3 percent slopes	9.38	3.01	0	69	2e
2666	Holdrege silt loam, 0 to 1 percent slopes, cool	3.74	1.2	0	76	2e
9999	Water	2.82	0.91	0	-	-
2844	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	2.0	0.64	0	64	3e
TOTALS		311.57(*)	100%	-	55.79	5.16



Property Location



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