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# LAND FOR SALE

145± Acres, Dundy County, Nebraska

OFFERED AT  
**\$375,000**

## Highlights:

- Eight year CREP contract with guaranteed income
- Grass acres with breakout potential
- Great investment property

For additional information, please contact:

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# Property Information

**Directions to Property:** From Parks Nebraska, head north on Avenue 327 for 6.5 miles. Property is located west 1/4 mile off of Avenue 327. Access via 2-track private road.

**Legal Description:** PARCEL ID: 290060674 SW 1/4 17-2-39 160 ACRES EXCEPT SOUTH CORNERS OF IRR. CIRCLE (SUBJECT TO SURVEYED LEGAL DESCRIPTION)

**Property Description:** Offered as one tract, 145± acres of previously irrigated farmland currently enrolled into the CREP program. Annual payments of \$21,433.00. Contract expires September 30, 2032. This farm offers guaranteed income potential for the next eight years. After expiration, the farm could be transitioned to organic dryland, re-enrolled in the CRP program, or serve as additional pasture acres. Water rights have been sold off. After expiration of CREP program, farm will be considered dryland with no irrigation potential.

**Improvements:** Older 7 tower Reinke pivot and well that has been retired will transfer to buyer.

**Farm Data:**

Cropland	129.62 acres
Total	129.62 acres

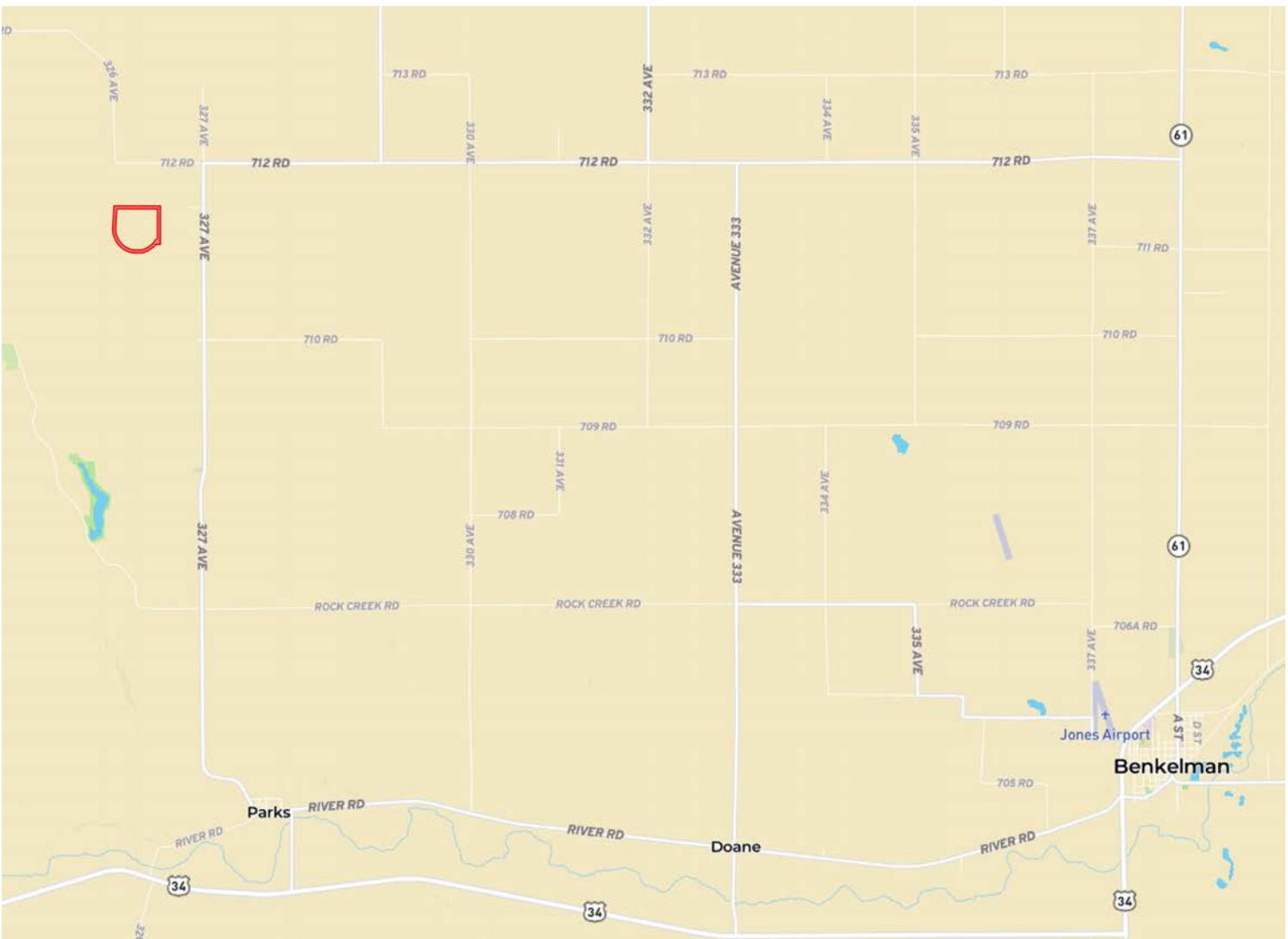
**FSA Information:**

	Base	Yield
Wheat	96.40 acres	37 bushels

**Taxes:** \$3,779.30

**Price:** \$375,000.00

## Location Map



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**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	108.6 2	75.17	0	10	6e
1899	Valent sand, rolling	23.25	16.09	0	10	6e
5973	Jayem loamy sand, 0 to 3 percent slopes	12.61	8.73	0	42	4e
TOTALS		144.4 8(*)	100%	-	12.79	5.83



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