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FOR MORE INFO!



LAND FOR SALE

121.31± Acres, Antelope County, Nebraska

OFFERED AT
\$843,104.50

Highlights:

- Gentle rolling pasture
- Easy access from north to south side

For additional information, please contact:
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Property Information

Directions to Property: From the south side of Oakdale travel south on 527th Avenue for 2-1/2 miles turn west on 842nd Road, the property will be on the south side of the road in 1/2 mile.

Legal Description: East 1/2 of the SW 1/4, 26-24-6 & SE 1/4 NW 1/4 26-24-6 Antelope County, Nebraska

Property Description: This pasture is located just south of Oakdale, Nebraska. 120 acres pasture with dam and electric well. Pasture will carry 15 to 20 cow/calf pairs depending on rain fall. Fences are in good to fair conditions. North and South sides of pasture have good gravel roads. In the past, 89.63 cropland acres have been farmed according to the USDA office. Possession upon closing

Improvements: Electric well

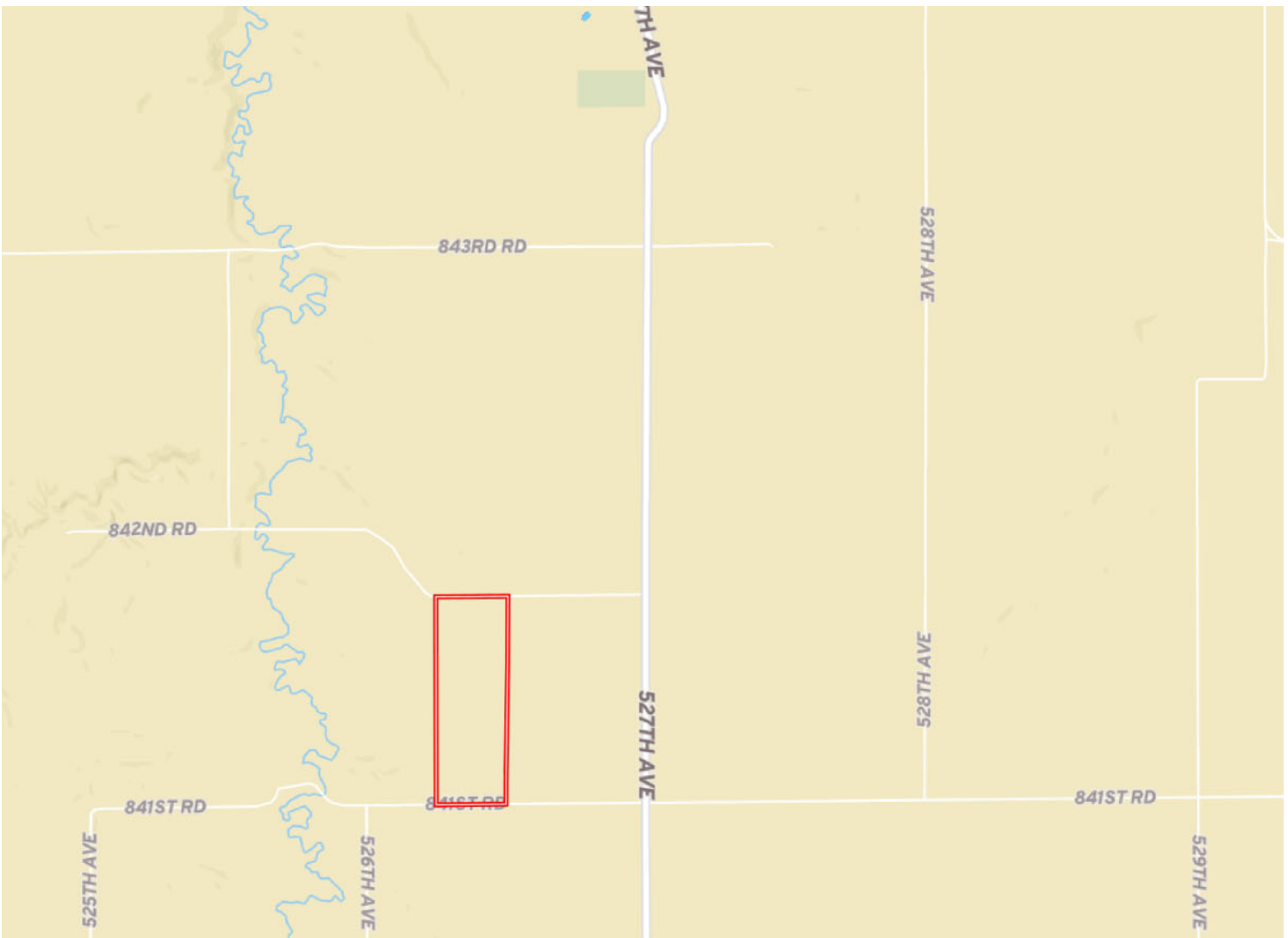
Farm Data:

Pasture	121.31 acres
Total	121.31 acres

Taxes: \$2,013.68

Price: \$843,104.50

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
6697	Crofton-Nora complex, 17 to 30 percent slopes	41.41	34.18	34	40	6e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	29.32	24.2	48	60	4e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	18.17	15.0	47	65	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	14.98	12.36	0	75	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	8.6	7.1	67	75	2e
6753	Nora silt loam, 2 to 6 percent slopes	4.37	3.61	52	76	2e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	4.33	3.57	51	67	3e
TOTALS		121.1 8(*)	100%	38.74	57.67	4.31



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