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L-2500268



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LAND FOR SALE

80.46± Acres, Antelope County, Nebraska

OFFERED AT
\$442,530

Highlights:

- Nice pasture with creek
- Located outside of Creighton, Nebraska
- Recreational use



For additional information, please contact:

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Property Information

Location:

Outside south of Creighton, taking Highway 13 south to 868th Road, then go east two miles. Corner of 868th Road and 533rd Avenue.

Legal Description:

11 28 5 11-28-5 E2SE4 80.46 AC BAZILE TWSP, Antelope County, Nebraska

Property Description:

Nice pasture with running creek and trees for hunting or storm belt if wanting to build acreage. Came out of CRP in 2023. No more CRP contract.

Farm Data:

Grass 77.47 acres

2024 Taxes:

\$870.00

Price:

\$442,530 (\$5,500 per acre)



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



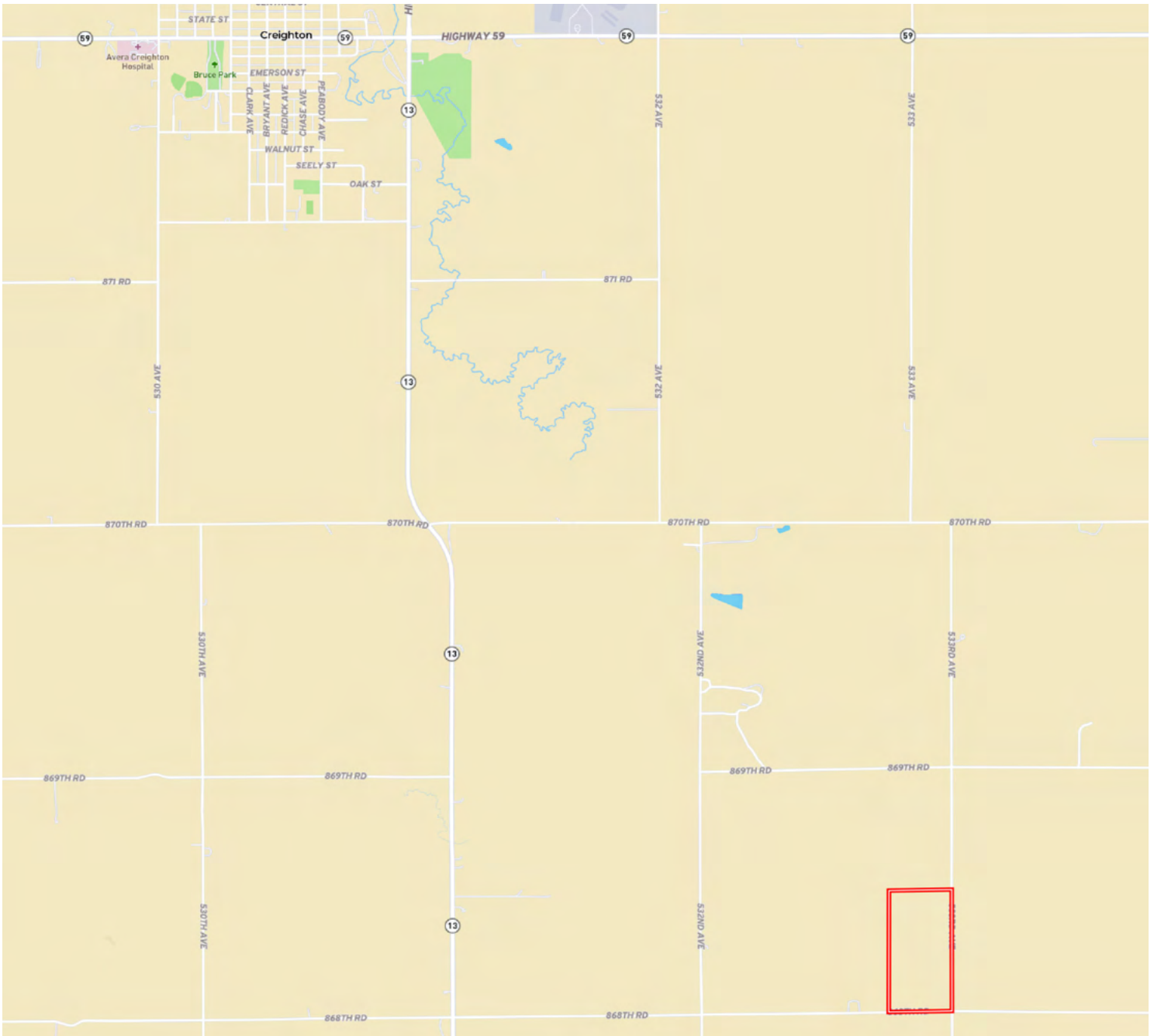
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6700	Thurman loamy fine sand, 0 to 2 percent slopes	37.02	46.05	0	49	3e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	26.88	33.44	64	35	4w
4667	Loup fine sandy loam, drained, 0 to 3 percent slopes	11.62	14.45	0	25	5w
6703	Thurman loamy fine sand, 2 to 6 percent slopes	4.85	6.03	45	48	4e
TOTALS		80.37(*)	100%	24.11	40.78	3.68



Property Location



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