

LAND FOR SALE

240.17+/- Acres • Garden County, Nebraska
Offered at \$350,000.00

Highlights:

- High quality dryland farm
- Excellent opportunity for farmers and investors alike
- Strong agricultural area

A-18717

Property Location: From Lodgepole, head north on Road 149 for nine miles to Road 32. Go east for four miles to Road 153, then north for one-half mile. Property lays on the east side of the road.

Legal Description: NW1/4 and N1/2SW1/4 of Section 34, Township 15 North, Range 46 West of the 6th P.M., in Garden County, Nebraska



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Property Information

Property Description: Don't miss out on this fantastic opportunity to add high-quality acres to your operation. Offering one tract of dryland farm ground in Garden County. This is an excellent opportunity to increase your land portfolio or farming operation. The farm is leased through 2/29/2024. Buyer will receive the landlords 1/3 share of fall harvested 2023 crop.

Farm Data:

Cropland 240.53 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	119.10 acres	50 bushels

2022 Taxes: \$1,101.97

Price: \$350,000.00

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1650	Kuma loam, 0 to 1 percent slopes	86.51	36.04	0	58	2c
1838	Sidney loam, 3 to 6 percent slopes	74.83	31.18	0	38	3e
5101	Alliance loam, 1 to 3 percent slopes	49.37	20.57	0	48	2e
5942	Duroc loam, 0 to 1 percent slopes	21.07	8.78	0	62	2c
1618	Keith loam, 1 to 3 percent slopes	8.24	3.43	0	55	2e
TOTALS		240.02(*)	100%	-	49.96	2.31



Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.