

LAND FOR SALE

Ballentine Combo

~ Keith County, NE ~



Location:

Property is located south of the Brule, Nebraska I-80 interchange: 3/4 mile west on Road West 60, 2 miles south on Road West I, 1/2 mile west on Road West 40.

**Legal
Description:**

Tracts in E1/2 and N1/2NW1/4 Section 5-T12N-R40W of the 6th P.M., Keith County, NE., subject to an access easement for NE1/4 Section 5.

Acres:

165.98 tax assessed acres

Taxes:

2016 taxes payable in 2017 - \$4,609.58

Land Use:

Property includes 100 acres grass, 27 acres gravity irrigated cropland, and 39 acres building site with backgrounding lot.

FSA Info:

Crop bases: 22 acres corn at 119 bu; 8.2 acres wheat at 35 bu; 3.3 acres oats at 43 bu.

Water:

26.7 acres surface rights in Western Canal at \$7 per acre in 2016

Soils:

Irrigated cropland consists of 100% Class I Duroc Loam.

**Improvements
& Equipment:**

Quonset 40X80, steel building 70X100, both with full concrete floor; steel corral system with working facilities/chutes; feeding area with steel fences, concrete bunk & apron. (House is declared uninhabitable.)

Price:

\$165,000

Comments:

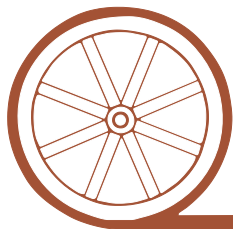
Excellent access on county blacktop road just off I-80. Has older backgrounding facility that could be expanded, some irrigated feed production and pasture.

Contact:

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Don Walker,
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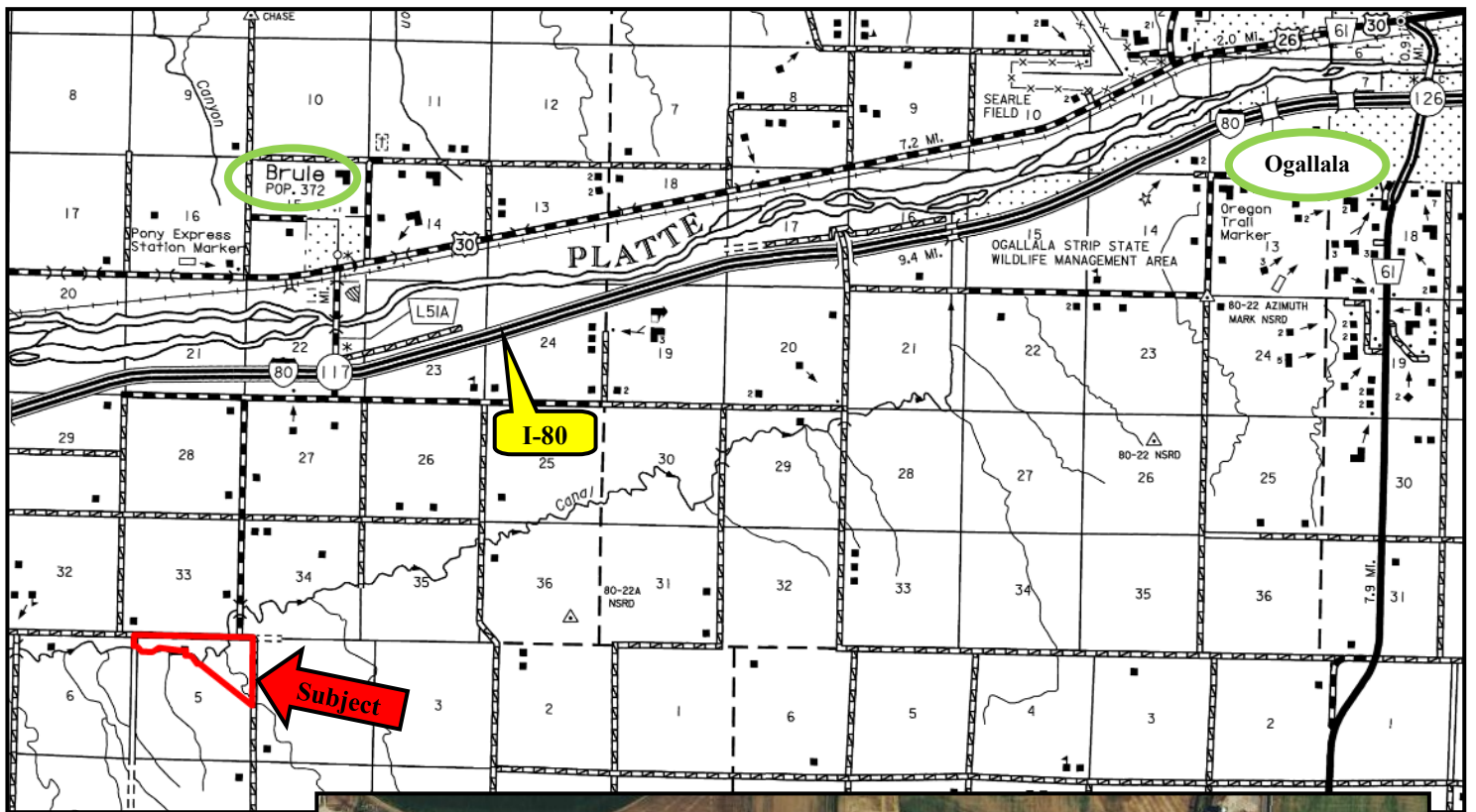
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