

356.87 Acre Farm

Kearney County, Nebraska



Legal: The Southeast quarter of Section 21 and the Southwest quarter and part of the Northwest quarter lying south of Railroad Centerline in Section 22, all in Township 5 North, Range 16 West of the 6th P.M.

Soils: Holdrege silt loam-65.4% of the farm, Butler silt loam-23.9% of farm, 0-1% slopes

2015 Real Estate Taxes: \$18,895.24

Farm Program: ARC-CO, 277.1 corn base acres at 194 bushels and 48.7 soybean base acres at 57 bushels

Location: Located 6.5 miles south of Axtell, Nebraska on 23 Road. The farms are located on each side of 23 Road and on the north side of C Road

Description: There are 335.2 tillable acres or 94% of the farm. It is irrigated by 2 center pivots with the corners watered by gravity. The tenant owns the center pivots, power units and some of the pipe. This farm is part of an estate and will be sold.

Possession: Full possession for 2017

Price: Taking bids.

For More Information Contact: **Boyd Smith (402) 875-0361**

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.