

**LAND FOR SALE**

**80 Acre Farm**

**Polk County, Nebraska**

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| **Legal:** The North Half of the Southwest Quarter of Section 1, Township 13 North, Range 3 West of the 6th P.M., Polk County, NE.  **Soils:** Farm consists of Hastings Silt Loam Class I soils, Coly Class IV soils and Uly Silt Loam Class III soils with slopes of 0-11%.  **Location:** Located 1 Mile West and ¼ Mile North of Stromsburg, Nebraska. Or ¼ mile North of 126 Road and L Road, Polk County NE. |  | **Description:** This is a productive pivot irrigated farm with Excellent yield history. New well in April 2009. 2009 Valley 7 Tower Pivot with electric power unit. The buyer of this farm is gaining an excellent farm with a strong production history. The 2016 planted corn crop on this farm is negotiable.    **2015 Real Estate Taxes:** $4198.22.  **Zoning:** Ag    **Possession:** Immediate  **Price: $760,000.00** |

**For More Information Contact: Doug Lamoree (402) -366-7807**

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.