

# LAND FOR SALE

## Old Highway 83 Farm



**Location:**

The property is located 8.5 miles north of Wellfleet, Nebraska on Hwy 83, then 3 miles east on Echo School Road, then 1 1/2 miles south on Old Hwy 83.

**Legal Description:**

SW1/4, N1/2SE1/4 Section 7-T10N-R29W of the 6th P.M., Lincoln County, Nebraska.

**Acres:**

239.49 tax assessed acres

**Taxes:**

2014 taxes payable in 2015 - \$2751

**Land Use:**

79 acres of non-irrigated cropland, and 157 acres of rangeland.

**Water:**

An electric submersible pump provides livestock water.

**Soils:**

68% of the cropland is Hord and Holdrege Class II soils, with the remainder Class III soils.

**Price:**

**\$330,000**

**Comments:**

Productive combination of non-irrigated cropland and range. Excellent access by paved county road on the west side of the property.

**Contact:**

**Bruce Dodson; Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**

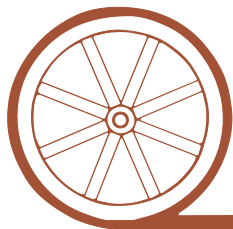
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**Bruce Dodson,**  
*Listing Agent*

*Offered Exclusively By:*



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