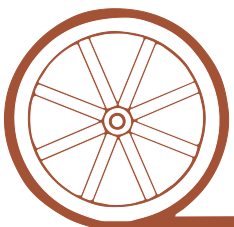


LAND FOR SALE

Saline County Farm & Acreage



- LOCATION:** Northeast of the intersection of Road Q and Road 1000. Address of acreage: 1020 County Road Q, Western, Nebraska 68464, which is 1 mile south and 3/4 mile west of the south intersection of Highway 41 and 15.
- LEGAL DESCRIPTION:** The Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Six (6) North, Range Two (2) East of the 6th P.M., Saline County, Nebraska.
- PROPERTY DESCRIPTION:** This is a quality non-irrigated farm in central Saline County, offered in two tracts.
Tract 1: 141 +/- non-irrigated acres of gently rolling cropland, plus approximately 11.35 acres of grass, timber and grass waterways, providing excellent recreational opportunities
Tract 2: 3.5 +/- acres of timber with modular home, detached steel garage, and pond.
- FARM SERVICE AGENCY INFORMATION:** Base Acres and PLC Yields:
121.74 corn acres; 101 bu/acre
17.26 soybean acres; 31 bu/acre
- COMMENTS:** 2 bedroom, 1 bath modular home installed new in 2013. Addition and deck built on to the east and a covered porch to the west. New domestic well drilled in 2014. Propane heat and electric water heater and air conditioner.
- LIST PRICE:** **\$695,000.00 for farmland (Tract 1)**
\$98,500.00 for 3.5 +/- acre acreage (Tract 2)
- CONTACT:** Adam D. Pavelka, Listing Agent (402) 984-7744 adam@agriaffiliates.com



Offered Exclusively By:

AGRI AFFILIATES, INC.
...Providing Farm - Ranch Real Estate Services...

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
www.agriaffiliates.com

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



NATURAL RESOURCE

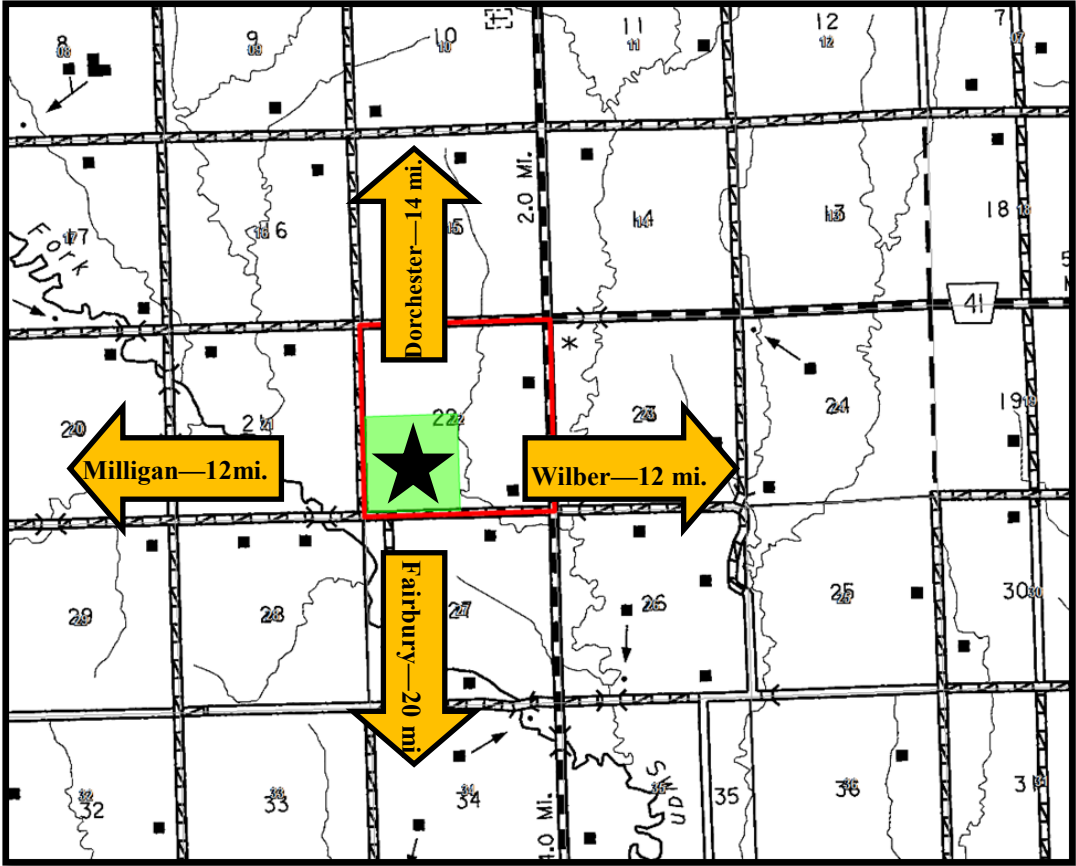
DISTRICT: The farm is located in the Lower Big Blue Natural Resource District.

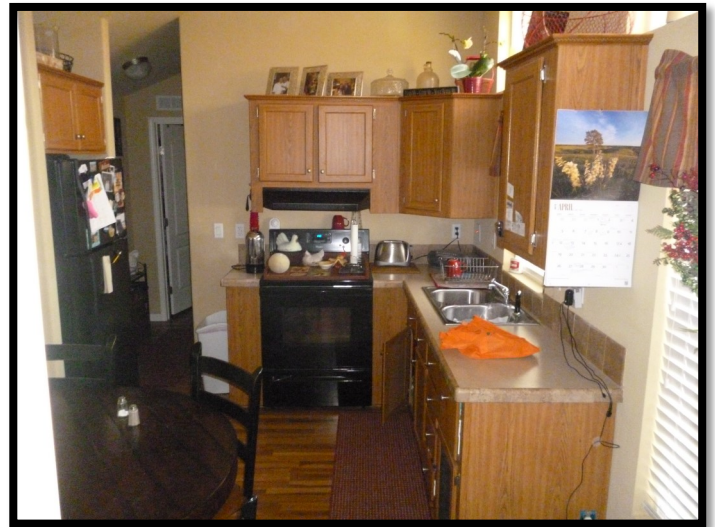
SOILS: Silty clay loam soils with slopes ranging from 1-7%.

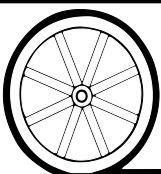
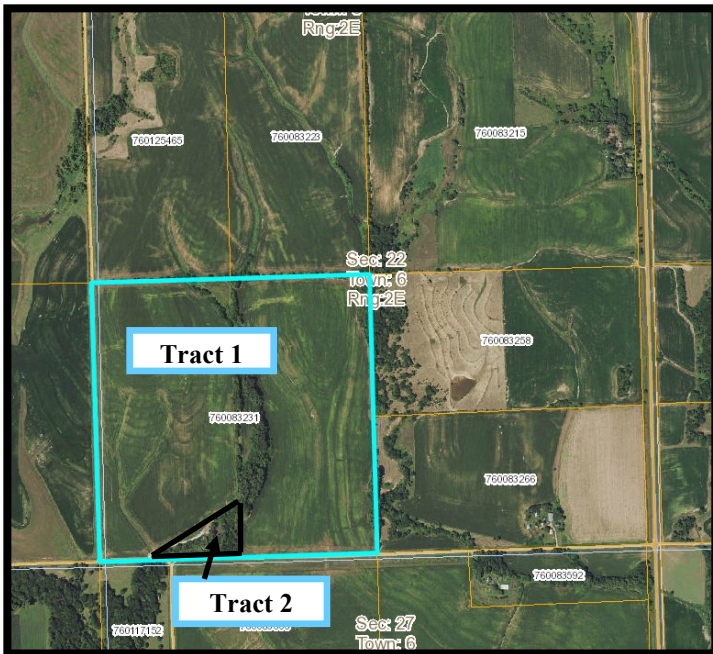
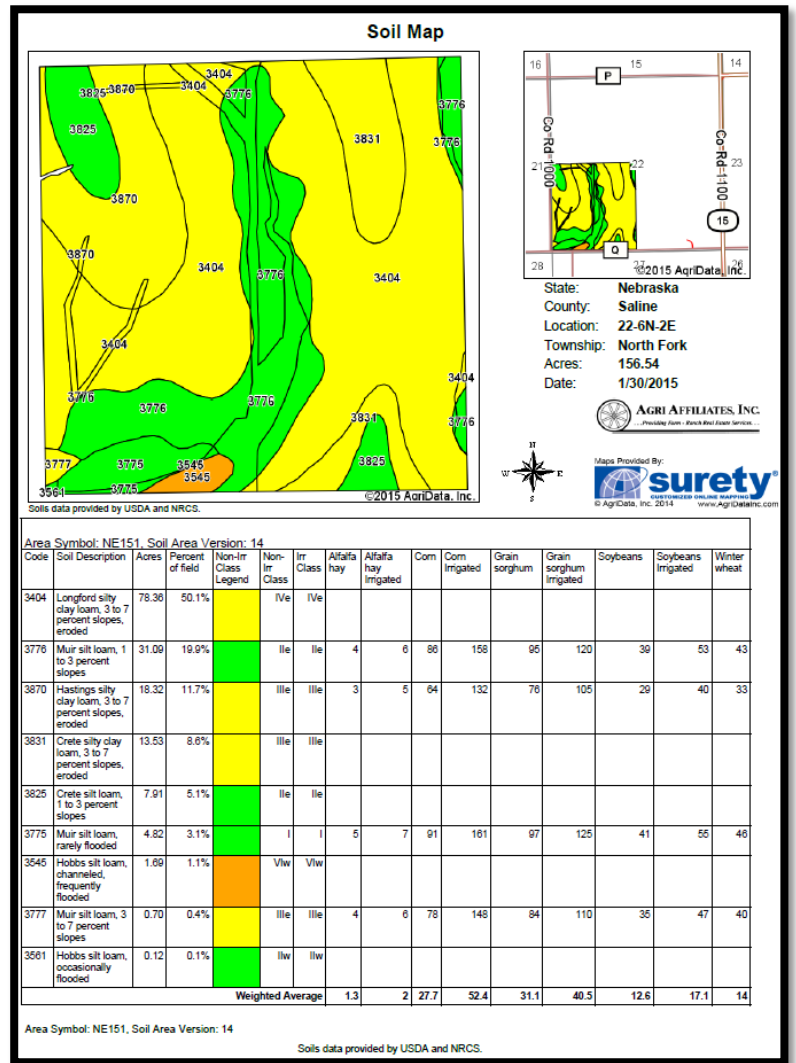
REAL ESTATE

TAXES: 2014 Net Real Estate Taxes - \$5,675.12

LEASE: The property is subject to a 2015 cash lease.







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