

LAND FOR SALE

Webster County Farm & Range

LOCATION: From Blue Hill, Nebraska: 3 miles south to Highway 4, 2 miles east on Highway 4, 5 miles south on Road 1800.

LEGAL DESCRIPTION: The Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4), Section Twenty-three (23), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

PROPERTY DESCRIPTION: Webster County Assessor indicates a total of 320 acres. The farm consists of approximately 156.61 acres of non-irrigated pasture and 161.04 acres of non-irrigated cropland per FSA records.

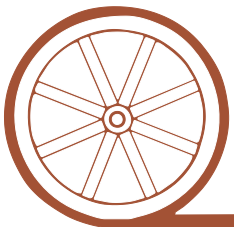


COMMENTS: A well-balanced farm in a strong farming community. Productive, non-irrigated soil types, and the pasture is well improved with a submersible well, two stock tanks, a dug-out pond, a spring-fed pond, and good fences (with the exception of the southernmost boundary fence which is in need of repair, but functional). This farm also provides opportunity to the recreationalist.

LIST PRICE: \$860,000.00

CONTACT: Adam D. Pavelka, Listing Agent (402) 984-7744 adam@agriaffiliates.com

Offered Exclusively By:



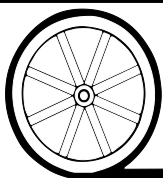
AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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