

LAND FOR SALE

VALLEY COUNTY ACREAGE

LOCATION: 1 1/2 miles southwest of Ord, Nebraska on State Highway 70. (Property located on the corner of State Hwy 70 and 475th Road)

LEGAL

DESCRIPTION: Part of the SE 1/4 South of Hwy 70 Section 30-T19N-R14W 6th P.M., Valley County, Nebraska

PROPERTY DESCRIPTION: Valley County Assessor indicates a total of 14.0 acres. Farm consists of good quality dry cropland.

FARM SERVICE AGENCY INFORMATION: Total Cropland - 13.94 acres
Government Base Acres - Corn 9.6 acres at 59 bu/acre Soybeans 3.5 acres at 21 bu/acre
All cropland is considered non-highly erodible by the NRCS.

SOILS: Soils consist of Holdrege silt loam with slopes of 3-7%.

REAL ESTATE TAXES: 2013 Real Estate Tax - \$258.12

LIST PRICE: \$60,000

LEASE: Farm sells subject to a 2014 farm lease.

COMMENTS: This is a highly productive tract of land which has excellent location and offers rural residential and/or commercial development potential.

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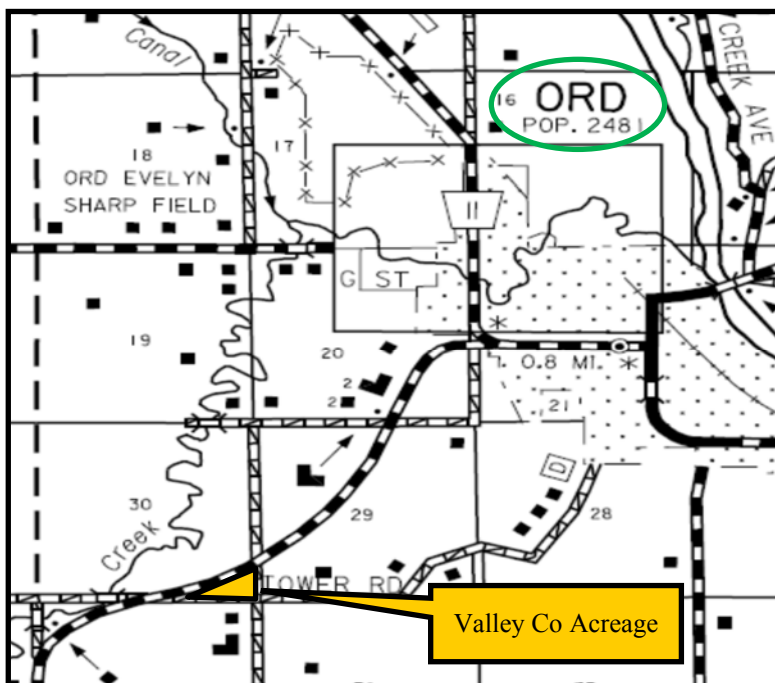
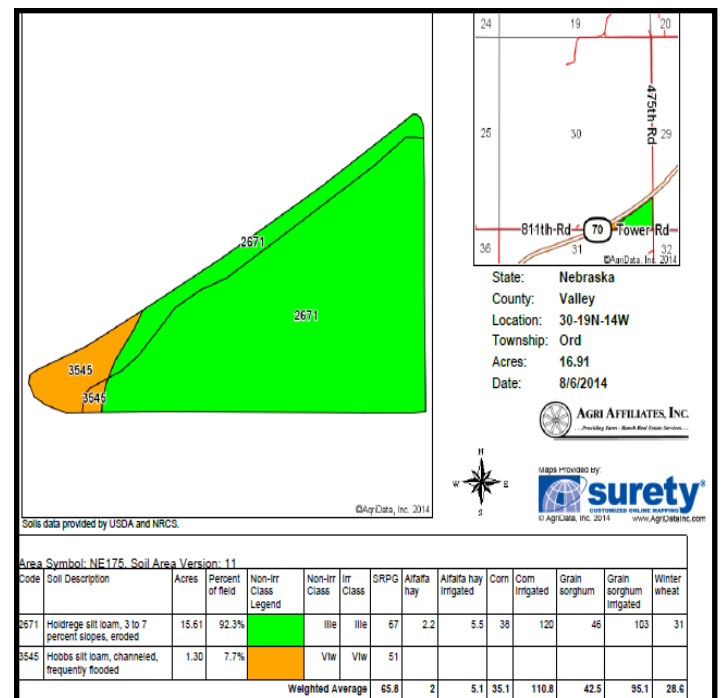
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