

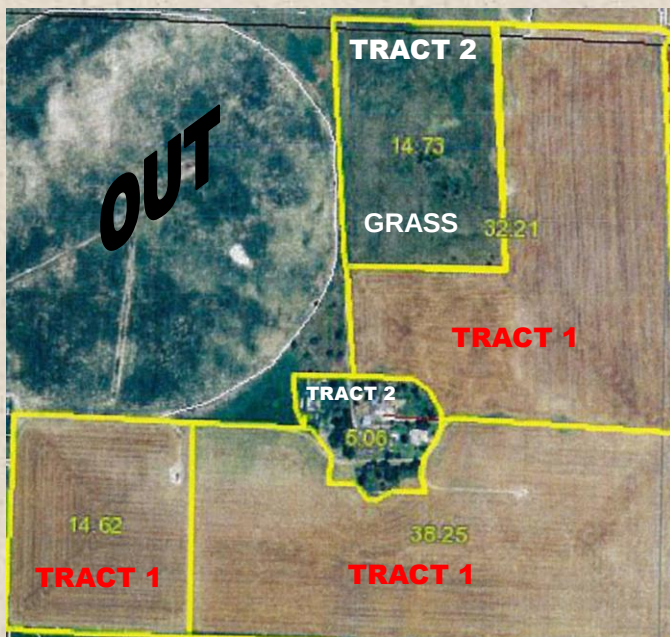


FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701



155+/- ACRES HITCHCOCK CO., NE
IRRIGATED CROPLAND, GRASS & IMPROVEMENTS

Ask Neal for details on EQIP and ditch water irrigation rights on Tract 1!



FOR SALE

HITCHCOCK COUNTY, NEBRASKA

IRRIGATED CROPLAND, GRASS & IMPROVEMENTS



71365 ROAD 367, TRENTON, NEBRASKA

LEGAL DESCRIPTION: E/2NE/4 & SW/4NE/4 OF 6-2-32

LOCATION: From Trenton, NE on Hwy 25, go ½ mile South to Road 713, 2½ miles East to Road 367, then ½ mile North to the driveway on West side.

Located 6 miles from Swanson Reservoir & just South of the Republican River!!

MINERAL RIGHTS: Seller is transferring surface rights only.

CROPS: Crops are subject to a cash lease agreement with the 2010 payment to be prorated to the date of closing.

POSSESSION:

Tract 1: Date of closing, subject to tenant's rights

Tract 2: Date of closing.

FSA INFORMATION:

Tract 1: Cropland acres - 85.1

	Base Acres	DCP Yield
Corn	46.0	119

Tract 2: Grassland & Improvements acres - 19.8

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes: Tract 1 - \$1,534.40 ; Tract 2 - \$1,479.68)

PRICE: Tract 1: \$120,000 (Cropland acres)
Tract 2: \$290,000 (Grass & Improvements)

Visit www.farmandranchrealty.com
For a Virtual Tour!

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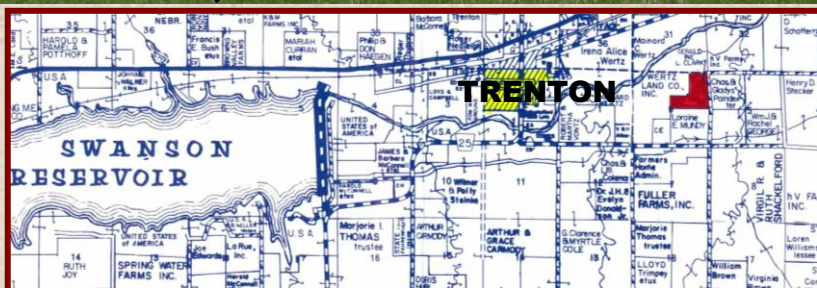
Neal Mann, Listing Agent
(785-635-2102)

1420 W. 4TH • COLBY, KS
Toll Free - 800-247-7863

Donald L. Hazlett – Broker



"When you list with Farm & Ranch, it's as good as SOLD!!"



TRACT 2 - IMPROVEMENTS



BEAUTIFUL, MODERN
1,608 SQ. FT. HOME

- 3 Bedrooms
- 2 baths
- Fireplace
- Underground sprinklers
- 2-car attached garage
- Large shop building, barn and other supporting outbuildings.

There is a grass lane connecting the farmstead to the pasture.



There is a second home with 3 bedrooms that can be used as a guest cottage or hunting lodge!

ADDITIONAL INFORMATION ON THE BACK