

LAND FOR SALE

Milford Farm



LOCATION: Just southeast of Milford, Nebraska at the intersection of Old Cheney Road and 210th Road.

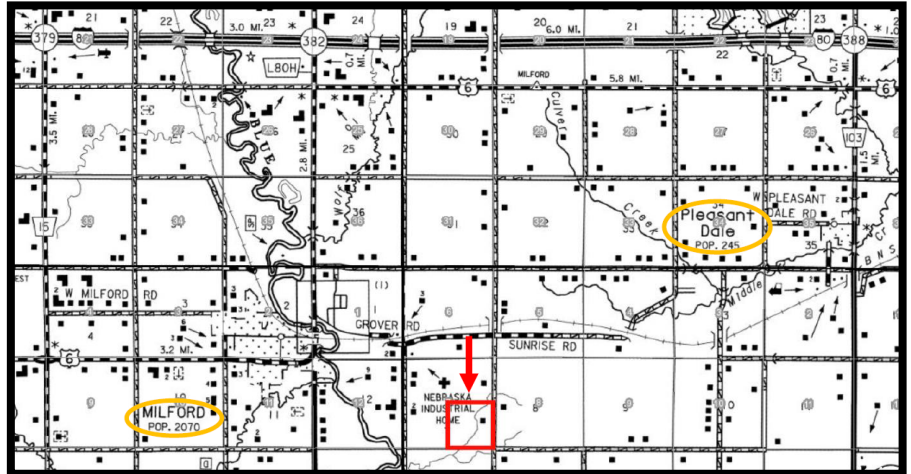
LEGAL DESCRIPTION: The Southeast Quarter (SE 1/4) of Section Seven (7), Township Nine (9) North, Range Four (4) East of the 6th P.M., Seward County, Nebraska, except Cooper Heartland Addition [154.93 tax-assessed acres].

COMMENTS: This productive, non-irrigated farm provides a stand of alfalfa (organic seed) established in 2014 and pasture currently being hayed.

LIST PRICE: **\$749,000.00**

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AGRI AFFILIATES, INC.
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PROPERTY
DESCRIPTION:

This farm has been well cared for with established, drain-tilled terraces. It has been chemical free for three years, and is eligible for organic certification. Its proximity to Milford and Lincoln makes it a great place for a country home or subdivision with serene surroundings.

SOILS:

Primarily Hastings silty clay loams.

REAL ESTATE
TAXES:

2017 Real Estate Tax Estimate \$7,745.46

FARM SERVICE AGENCY
INFORMATION:

Total Farmland: 153.62 acres
Government Base Acres: Corn—52.8
 Soybeans—40.3
* Base acres are enrolled in ARC-County.

Total Cropland: 104.59 acres
PLC Yield: Corn—111
 Soybeans—43

