

LAND FOR SALE

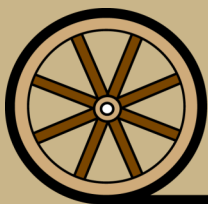
Hershey Home & Cropland



- Description:** Parcel 1: 10.1 acres with nice home, private drive off Trinity Road 2 miles east of Hershey via US#30. Parcel 2: 31.9 adjoining acres cropland with surface water rights.
- Legal Description:** In SW1/4 Section 23-T14N-R32W of the 6th PM, north of Suburban Ditch, Lincoln County, Nebraska. Tax parcels : Parcel 1 0080990.5; Parcel 2 0080990.0
- Acres & Taxes:** Parcel 1 = 10.1 acres, 2018 taxes \$1,956; Parcel 2 = 31.9 acres, 2018 taxes \$540.
- Land Use:** Residential home with outbuildings; irrigated cropland capable of development to housing (building permit requires a variance from local feedlot).
- FSA Info:** 34.9 cropland acres. Base Acres: corn 26.5 acres @ 133 bu
- Irrigation:** Property includes 31.9 acres surface rights in Suburban Irrigation Ditch, with Occupation Tax \$319. Water delivery is to southwest corner, irrigation flow to east. Charges for Drainage District #1 are \$1,014.
- Buildings:** 1,600 sqft home with raised basement & upstairs, very nicely remodeled, attached garage; ground source, continuous flow heat pump; natural gas service to fireplace. All attached items included (dishwasher, ceiling fans, gas fireplace) plus stove, refrigerator, washer & dryer. 2 bedrooms upstairs, master bedroom & office main floor, 1 bath, kitchen/dining room, family room in basement, utility room, many closets. 50x100 steel clad, steel frame, full concrete floor utility building with grain package; 3 older grain bins; 24x48 older steel building; numerous older buildings.
- Soils:** Cropland primarily Silver Creek silt loam Class III.
- Comments:** Very nice home on 10.1 acres in Hershey School District, with excellent steel building. Available with/without 31.9 acres irrigated cropland in alfalfa, could be developed.
- Price:** Parcel 1: \$160,000; Parcel 2: \$120,000.
- Contact:** **John Childears - Listing Broker 308-539-4450 john@agriaffiliates.com**
Mike Polk, Don Walker, Tony Eggleston, Dallas Dodson
Bruce Dodson, Chase Dodson, Brian Reynolds, Jerry Weaver



John Childears,
Listing Agent

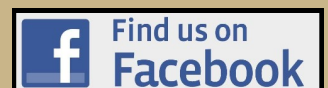


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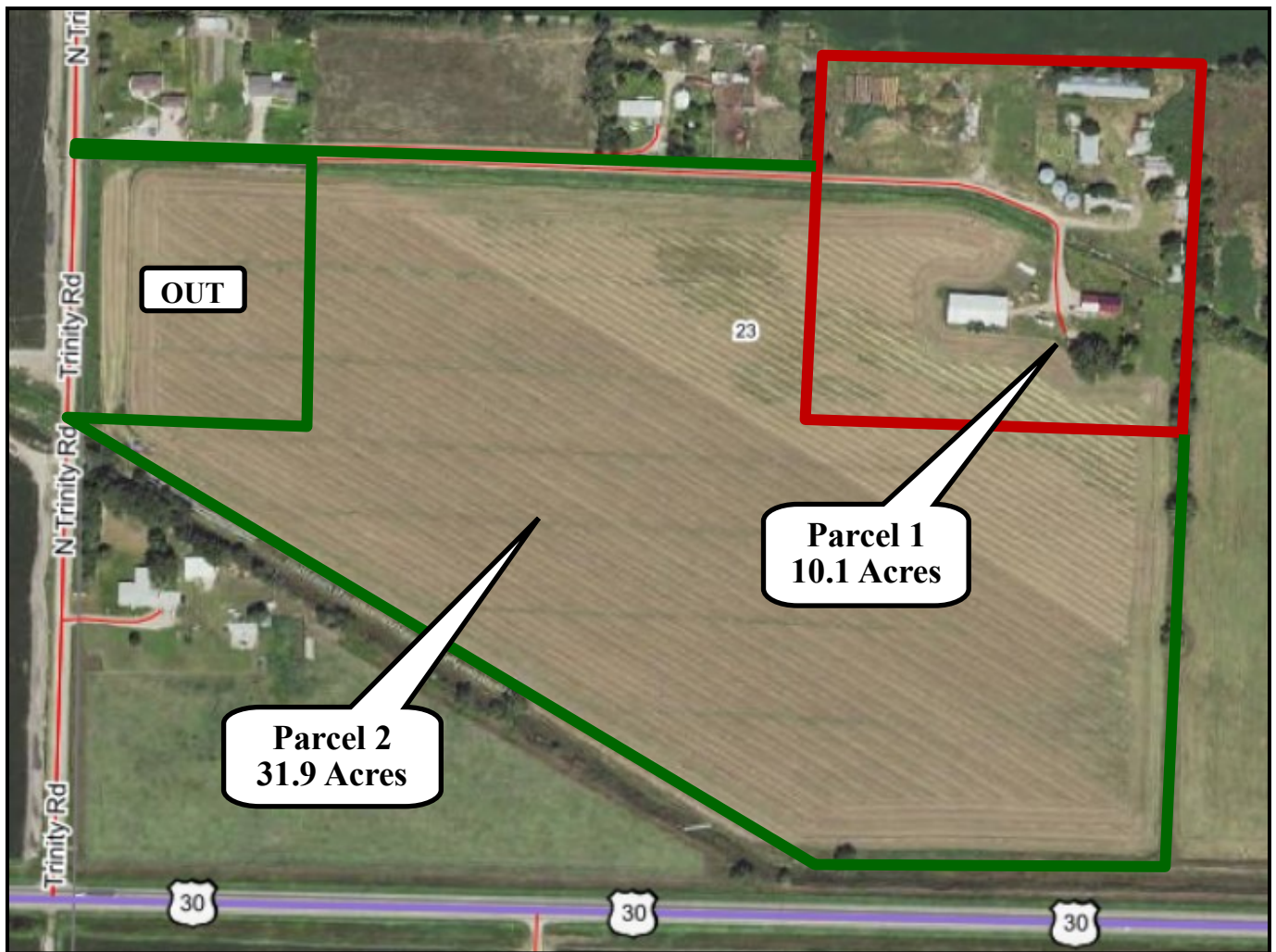
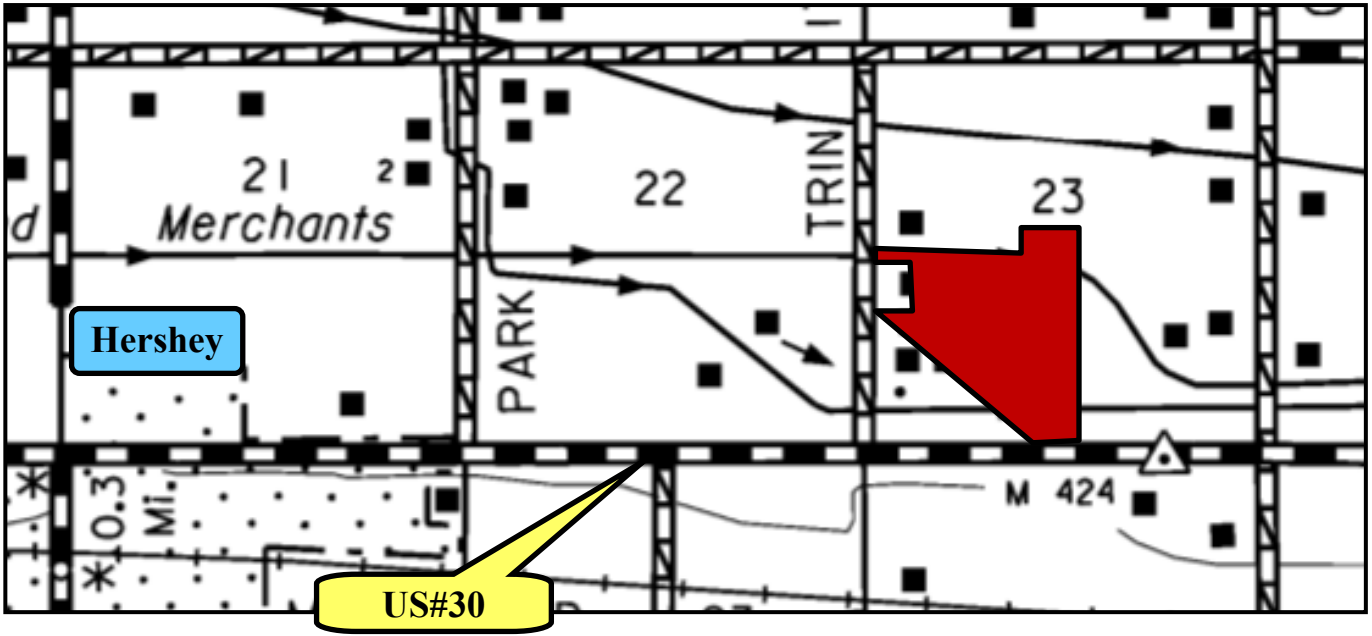
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Providing Farm - Ranch Real Estate Services

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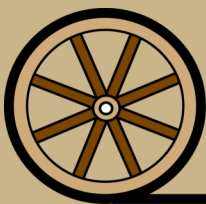






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