



The Pinnacle Agency
FARM MANAGEMENT | REAL ESTATE

Land For Sale



134.23 acres-Otoe County, Nebraska



For More Information Contact:

Boyd Smith (402) 875-0361

www.pinnaclefarmmanagment.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Location: From the south side of Syracuse, NE, go 7 miles south on Highway 50 to Q Road. The farm is on the east side of the highway.

Legal Description: Part of the Southwest Quarter of Section 22, Township 7 North, Range 11 East of the 6th P.M., Otoe County, Nebraska, containing 132.42 acres. Two acreages are not part of the farm. There are 1.81 acres on the east side of the creek in the Northwest Quarter of the same section for a total of 134.23 acres.

Soils: Mostly Nodaway, Morrill-Malmo, Judson and Wymore soils with slopes on the tillable acres up to 11%.

Possession: Immediate possession, the farm is rented for the 2019 season.

Description: This is a well-cared for farm with good terraces and waterways. There are 113 tillable acres and another 9 acres that are eligible for a wetland restoration project or CP2. The farm is planted to corn this year. There are also outstanding hunting areas with habitat for deer, turkey, pheasants and quail.

Rainfall: Average annual precipitation is nearly 30".

2018 Real Estate Taxes: \$6,071.60.

Price: \$603,361.00 or \$4,495/ac.

