

LAND FOR SALE

Lawrence Farm, Recreation, & Acreage 2831 HWY 4, Lawrence, Nebraska.



Location:

2 miles east of Lawrence, Nebraska, southeast of the intersection of Highway 4 and Road 2800 in northwestern Nuckolls County, Nebraska.

Legal Description:

The North Half of the Northwest Quarter (N ½ NW ¼) of Section Twenty-Seven (27), Township Four (4) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska, except a tract deeded to the State of Nebraska, Department of Roads, in Deed recorded April 5, 2002, in Book 148, Page 96-98 [73.53 tax-assessed acres].

Comments:

A well-located acreage with a 1488 ft² farm house with steel roof, detached garage, steel shop with 2 overhead doors, and much potential for ag producers with 30,000 bushels of grain storage and multiple large outbuildings that could be adapted for several machinery or livestock uses.

Price:

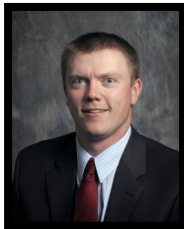
\$120,000.00 -- (48 +/- acres of cropland and pasture with surface water rights and access to the Liberty Creek)

\$190,000.00 -- (25 +/- acre building site with pasture)

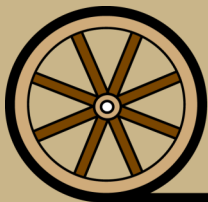
\$305,000.00 -- (for entire parcel)

Contact:

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Listing Agent
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adam@agriaffiliates.com



Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

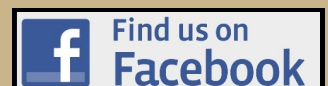
HASTINGS OFFICE

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Pasture, Recreation, and Non-Irrigated Cropland with Acreage

Natural

Resource District: Little Blue Natural Resource District.

Taxes:

2018 Taxes—\$2,376.72

Leases:

Subject to a lease for the 2019 crop year, expiring 12/31/19.

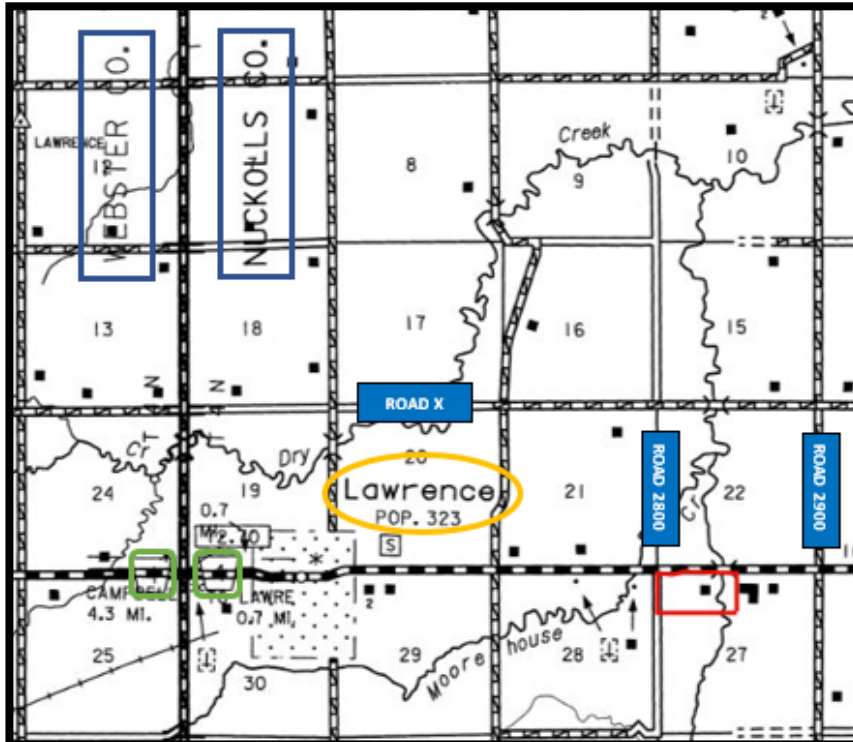
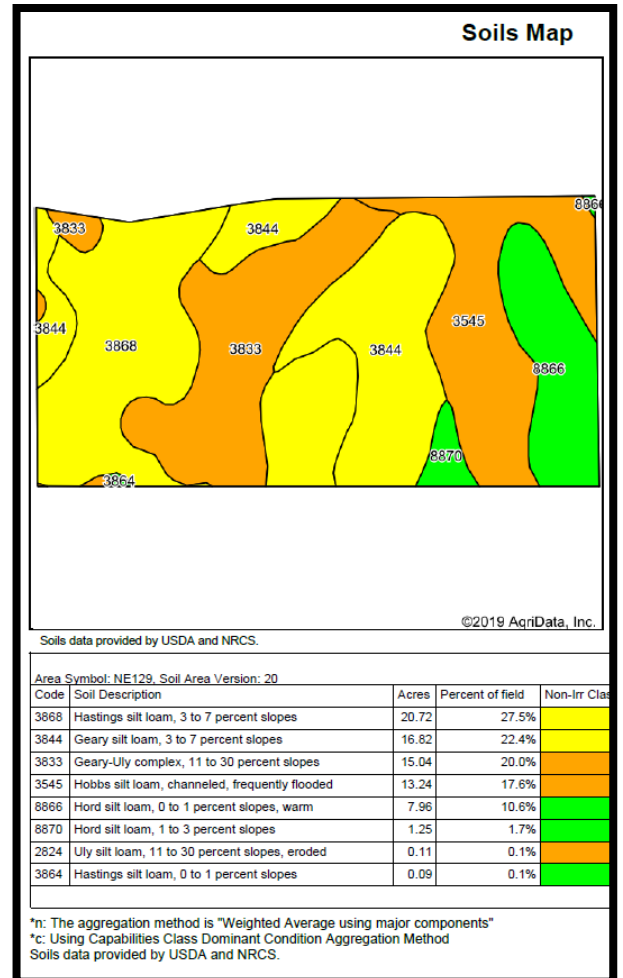
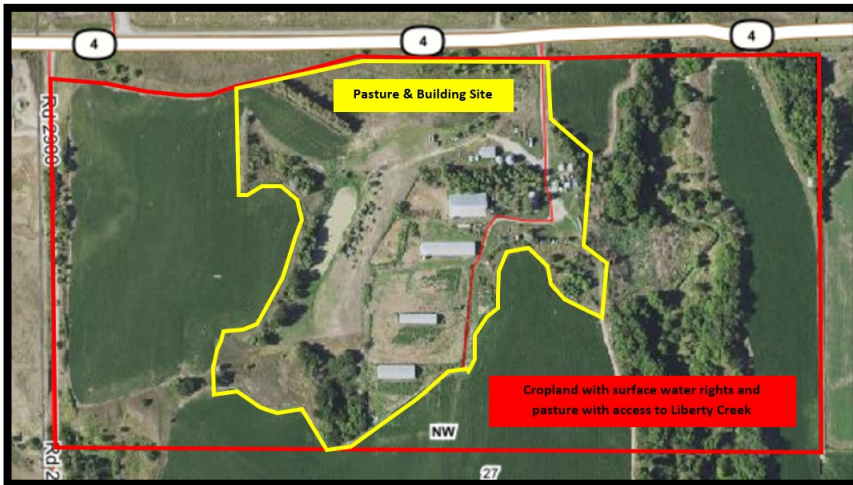
Soils:

Primarily Hastings silt loam, Geary silt loam, and Geary-Uly complex.

FSA Information:

Total Farmland: 78.21 acres
 Government Base Acres: Corn—26.67
Gr. Sorg.—3.32
Soybeans—8.8

Total Cropland: 39.56 acres
 PLC Yields: Corn—105
Gr. Sorg.—119
Soybeans—40



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