

LAND FOR SALE
OTOE COUNTY, NEBRASKA
127.99 +/- ACRES
\$608,000

DESCRIPTION: A productive dryland farm in Otoe county Nebraska that includes 100.55 +/- certified cropland acres. This parcel also includes a very nice spring fed pond and plenty of recreational opportunities or acreage potential!

LEGAL: Southeast Quarter (SE4) excluding tract in the Southeast Quarter of the Southeast Quarter (SE4SE4) and excluding a 10.01 acre tract of Section Nine (9), Township Seven (7) North, Range Nine (9) East of the 6th principal meridian in Otoe County, Nebraska, containing 127.99 +/- acres.

LOCATION: The property is located 1 mile west and 1/2 mile south of Douglas, Nebraska.

SIZE: 127.99 +/- Assessed Acres - 100.55 +/- Certified Cropland Acres

ZONING: Agricultural

REAL ESTATE TAXES: 2019 - \$5,639.66

SOILS: Class III Pawnee clay loam 39.7%; Class IV Shelby & Burchard Clay loams 24.2%; Class III Wymore silty clay loam 16.6%; Class II Nodaway-Colo complex 15.1%

SCHOOL DISTRICT: Sterling

POSSESSION: Subject to current 2020 farm lease.



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