

LAND FOR SALE

OTOE COUNTY, NEBRASKA

232.31 +/- ACRES

\$1,040,000

DESCRIPTION: Productive farm ground with new terraces and tile lines installed on the southeast 40 acres in 2017. 145.29 acres are certified tillable and 66.4 acres of grass.

LEGAL: Tract in Northwest Quarter (NW4) east of County Road and Southwest Quarter (SW4) except 22.99 acre tract and LES S Tract 6-D in West Half of the Northwest Quarter (W2NW4), West Half of the Southeast Quarter (W2SE4), Tract 6-D in West Half of the Northwest Quarter (W2NW4) all in Section Six (6), Township Eight (8) North, Range Twelve (12) East of the 6th PM in Otoe County, Nebraska, containing 232.31 +/- acres.

LOCATION: The property is located at the northeast intersection of County Road H and County Road 36. Three miles east and two miles north of Syracuse or two miles south of Otoe.

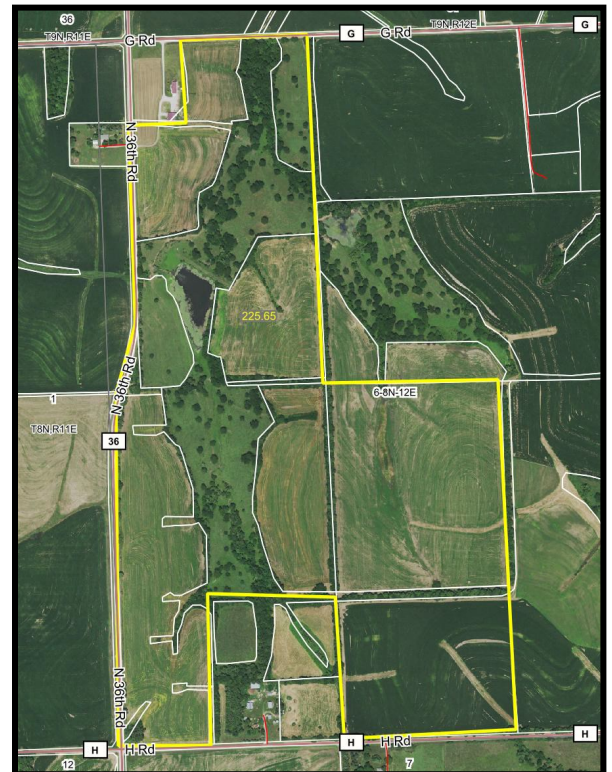
ZONING: Agricultural

REAL ESTATE TAXES: 2019 - \$10,701.88

SOILS: Primarily Wymore silty clay loam, Pawnee clay loam and Nodaway-Colo complex

SCHOOL DISTRICT: Syracuse-Dunbar-Avoca District 27

POSSESSION: Subject to current lease that expires February 28, 2021.



Jeff Frack
Sales Associate
402-434-4497 (office)
402-480-4945 (cell)
Jeff.Frack@ufarm.com

Ethan Sorensen
Sales Associate
402-434-4499 (office)
402-380-0432 (cell)
Ethan.Sorensen@ufarm.com

1248 O Street, Ste 1000 • Lincoln, NE 68508

Please visit our website for more information

www.ufarmrealestate.com