

LAND FOR SALE



Webster County Cropland & Recreation

Location:

From the west side of Red Cloud, 4 miles north from Highway 136 on Road 1100 to the southwest corner of the property. Located in southern Webster County, Nebraska.

Legal Description:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [159.98 tax-assessed acres].

Comments:

Productive, non-irrigated, primarily cropland farm with good crop base, near competitive markets. This farm provides a nice balance with approximately 20 acres of grass and trees with aggressive terrain providing hunting and recreational opportunities.

Taxes:

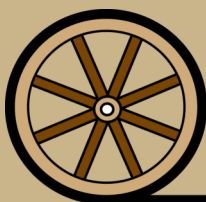
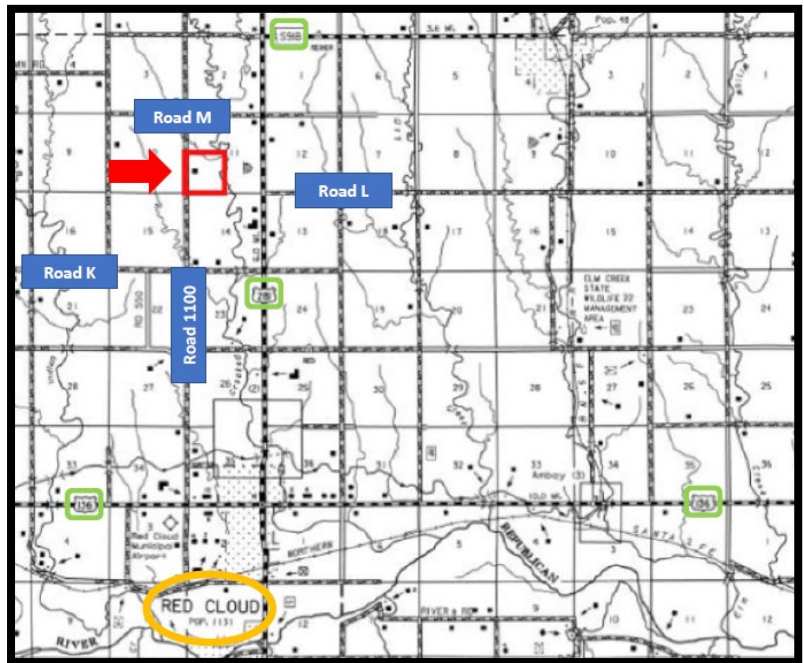
2020 Taxes—\$3,569.52

Price:

\$385,000.00

Contact:

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Listing Agent
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Offered Exclusively By:

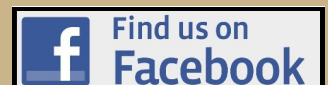
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Providing Farm - Ranch Real Estate Services

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Natural

Resource District:

Lower Republican Natural Resource District

Soils:

Primarily Holdrege soils, with slopes ranging from 3-7%.

Leases:

Subject to a cropshare lease for the 2021 growing season. 20 tons of cattle manure have just been spread on the property this fall to enhance soil fertility.

Outbuildings:

There is an uninhabitable farmstead on the west side of the property.

FSA Information:

Total Farmland:

159.26 acres

Government Base Acres:

Wheat — 58.8

Corn — 32.4

Gr. Sorg.— 37.7

Soybeans — 0.7

Total Cropland:

130.86 acres

PLC Yields:

Wheat — 40

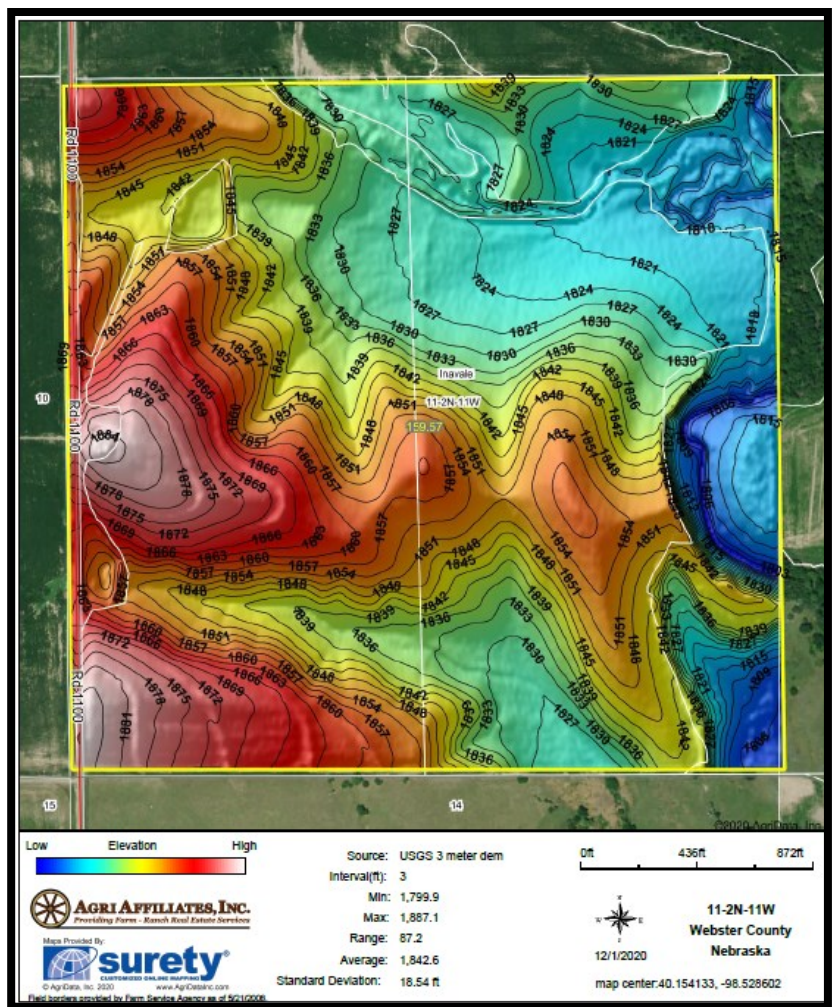
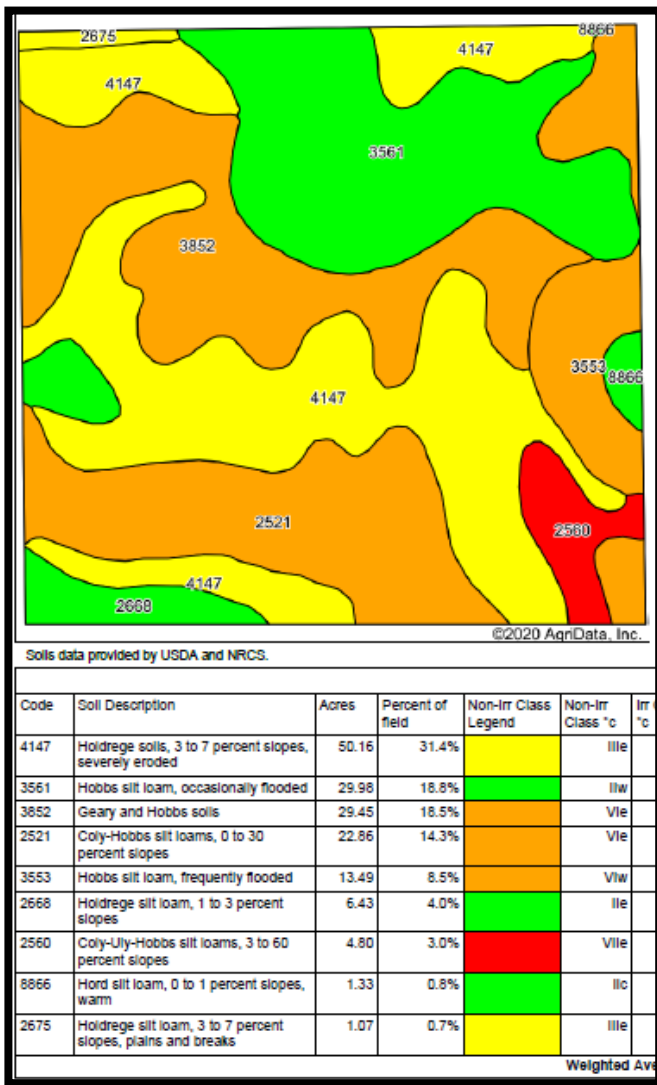
Corn — 123

Gr. Sorg.— 67

Soybeans — 43



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