

LAND FOR SALE



NUCKOLLS COUNTY CROPLAND

Owner seeks irrigated cropland in the Glenvil or Fairfield area. Contact Broker if you potentially have some for sale or exchange!

Location: From Lawrence, Nebraska: 6 ½ miles south on Road 2600.

Legal Description: The South Half (S ½) of Section Thirty (30), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska [297.00 tax-assessed acres].

Comments: Great-producing, non-irrigated row crop farm with terrain ranging from near-level to rolling. These APH (Actual Production History) numbers speak for themselves: Corn—157 bu./acre; Soybeans—56 bu./acre. An executed wind energy lease also provides the possibility of a substantial revenue stream in the future!

Taxes: 2020 Taxes—\$6,544.42

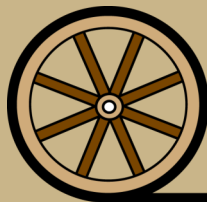
Leases: Full possession available at closing, or owner could provide attractive lease-back terms to an investor.

Price: **\$1,336,500.00**

Contact: Adam D. Pavelka,
Listing Agent
(402)984-7744
adam@agriaffiliates.com



Offered Exclusively By:

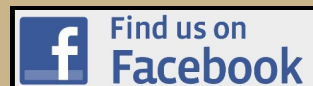


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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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.



Natural

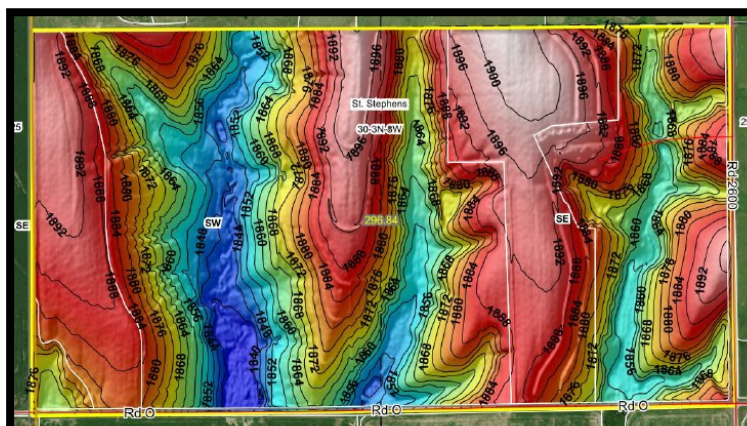
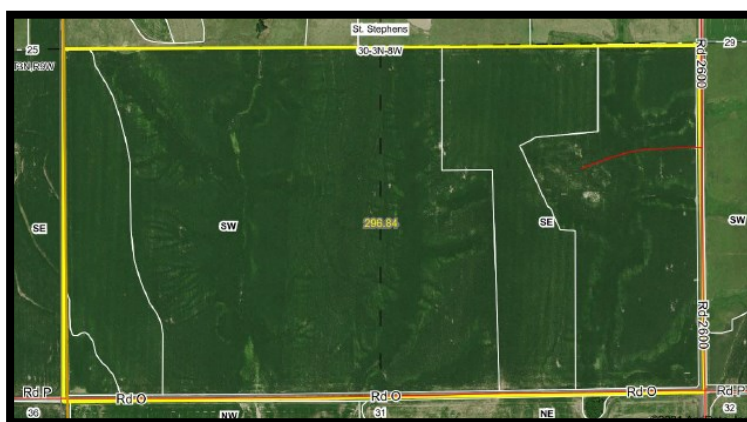
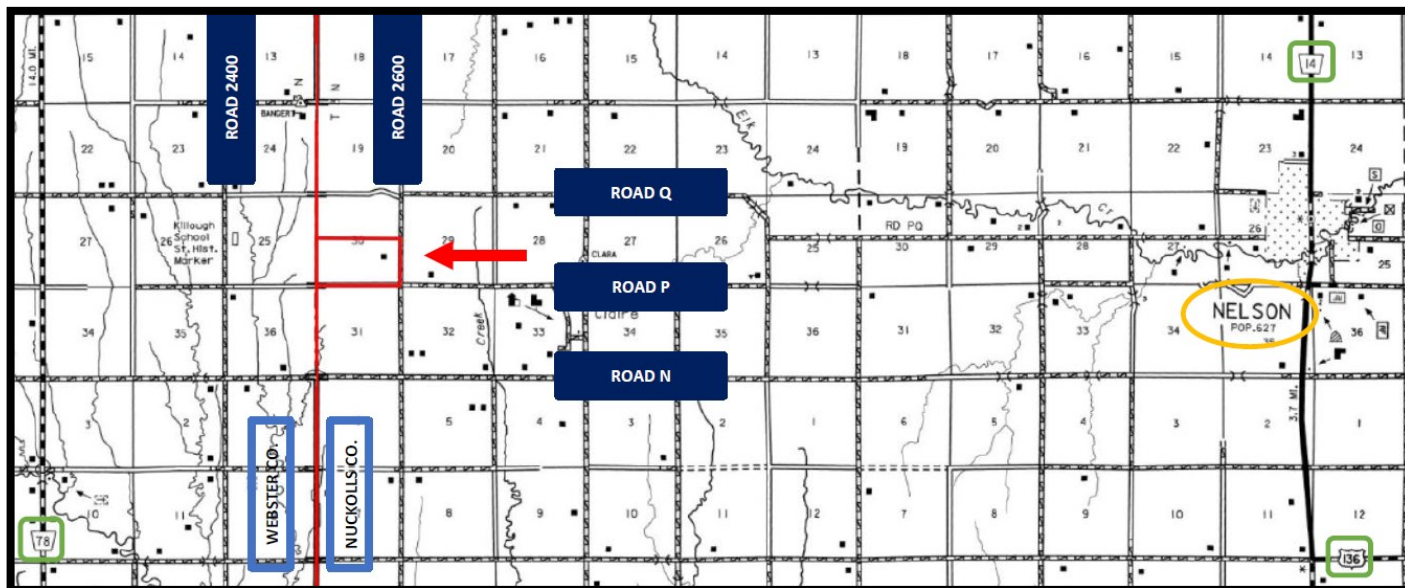
Resource District: Little Blue Natural Resource District.

Soils:

Primarily Uly silt loam, Holder silty clay loam, and Hastings silt loam soils.

FSA Information:

Total Farmland:	289.77 acres	Total Cropland:	289.77 acres
Government Base Acres:	Corn—118.93	PLC Yields:	Corn—160
	Soybeans—35.74		Soybeans—49
	Wheat—7.21		Wheat—37



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