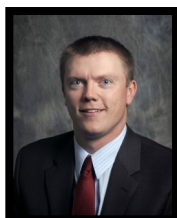


LAND FOR SALE

RED CLOUD CROPLAND & RECREATION



- Location:** From the intersection of U.S. Highway 281 and U.S. Highway 136 in Red Cloud, Nebraska: 3 miles west on U.S. Highway 136, then 1 mile north on Road 900 in southwestern Webster Co., Nebraska.
- Legal Description:** The Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [160.00 tax-assessed acres].
- Comments:** With a great balance of cropland and timber, this property has the capability to provide an income stream to the owner with numerous hunting and recreational amenities in the Republican River Valley.
- Taxes:** 2020 Taxes—\$3,640.48
- Lease:** Full possession at closing.
- Price:** **\$375,000.00**

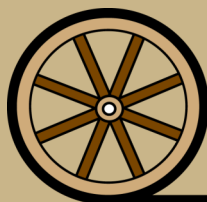


Contact:

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



Offered Exclusively By:

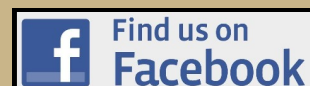


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Providing Farm - Ranch Real Estate Services

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.

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Natural

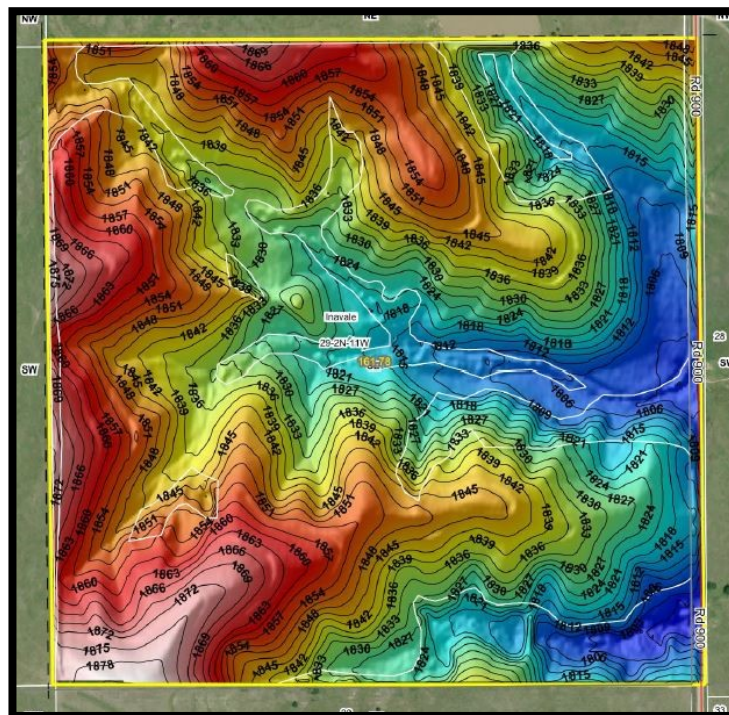
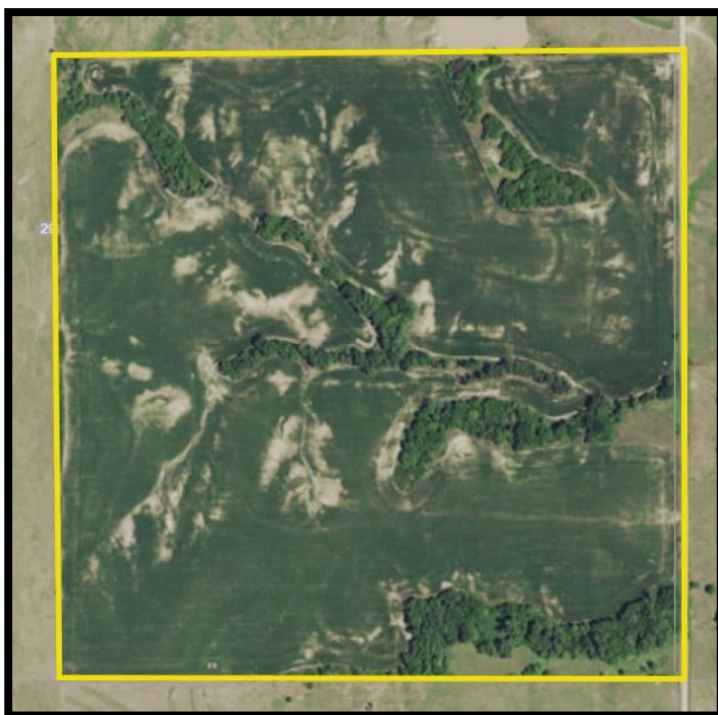
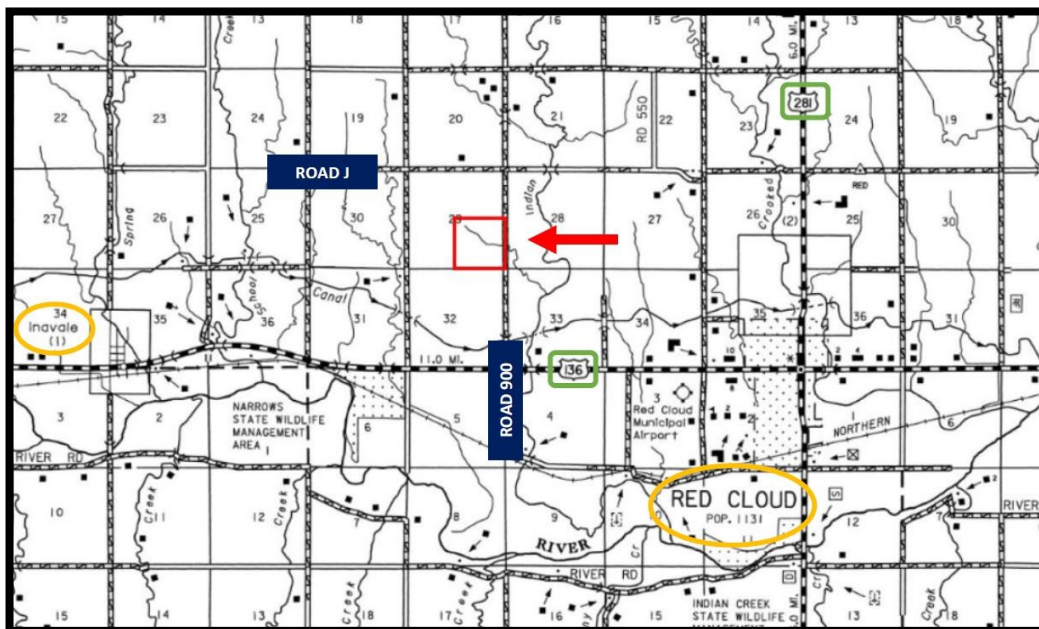
Resource District: Lower Republican Natural Resource District.

Soils:

Primarily loam and silt loam soils, with great terrain for the hunter or recreationalist!

FSA Information:

Total Farmland:	157.38 acres	Total Cropland:	130.65 acres
Government Base Acres:	Wheat—46.3	PLC Yields:	Wheat—38
	Oats—7.6		Oats—43
	Corn—1.8		Corn—56
	Gr. Sorg.—41.8		Gr. Sorg.—60
	Soybeans—0.7		Soybeans—18



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