

LAND FOR SALE
SEWARD COUNTY, NEBRASKA
79.90 +/- ACRES
\$425,000

DESCRIPTION: Nice combination dryland and recreational farm. 34.02 +/- flat bottom dryland cropland and 10.42 +/- CRP acres. There is also direct access to the Big Blue River.

LEGAL: Part of the South Half of the Northeast Quarter (S2NE4) and part of the Southeast Quarter of the Northwest Quarter (SE4NW4) in Section Thirty Two (32) all Township Nine (9) North, Range Four (4) East of the 6th Principal Meridian in Seward County, Nebraska, containing 139.90 +/- acres. (Final legal description to be determined by survey.)

LOCATION: The property is located 4 miles south and 3 miles east of Milford, Nebraska, at the intersection of County Road 196 and Rokeyby Road.

SIZE: 79.90 +/- Assessed Acres (Final acres determined by survey.)

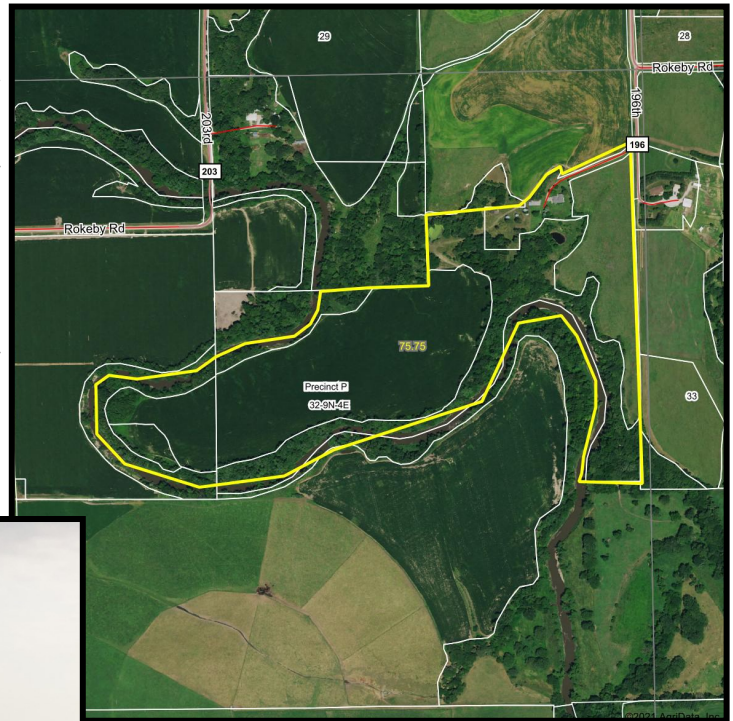
ZONING: Agricultural

2020 REAL ESTATE TAXES: \$3,000 (estimated)

SOILS: Class II Hobbs silt loam 30%, Class III Hastings silty loam 29.70% and Class III Geary silty clay loam

SCHOOL DISTRICT: Crete

POSSESSION: 2021 Crop Year



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