

LAND FOR SALE
CASS COUNTY, NEBRASKA
108.88+/- ACRES
\$700,000

DESCRIPTION: A very productive bottom dryland farm east of Murray, Nebraska. Along with productive farmland this parcel offers endless hunting and recreational opportunities located directly adjacent to the Missouri River.

LEGAL: Tax Lot 39 in the South Half of the Southwest Quarter (S2SW4) in Section Sixteen (16), Township Eleven (11) North, Range Fourteen (14) East of the 6th P.M. in Cass County, Nebraska, containing 108.88 +/- acres.

LOCATION: The property is located 4 miles east of Murray, Nebraska, or 5 miles southeast of Plattsmouth, Nebraska. From Highway 75 go east on Rock Bluff Road to Queen Hill Road. Head south to Sullivan Lane which will go to property.

SIZE: 108.88+/- Assessed Acres: 99.05 +/- Certified Cropland Acres and 9.83+/- Recreational Trees and Grass

ZONING: Agricultural

REAL ESTATE TAXES: \$7,320.76

SOILS: 39.4% Class II Haynie silt loam, 37.4% Class IV Sarpy-Haynie complex and 15.8% Class III Albaton silty clay

SCHOOL DISTRICT: Connestoga

POSSESSION: Immediate Possession



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