

LAND FOR SALE

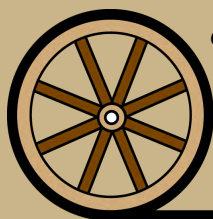
MEDICINE CREEK RETREAT



131 Acres - Northern edge of Stockville, Nebraska



Brian Reynolds
Listing Agent
308.380.5734

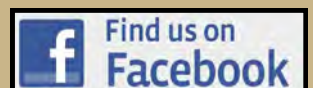


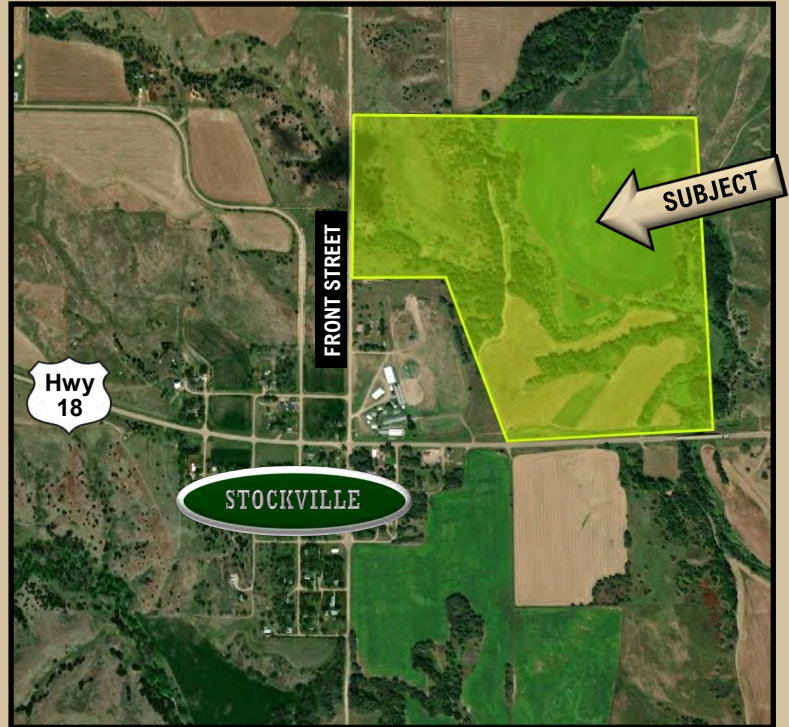
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LOCATION: Property is located on the NE edge of Stockville, Nebraska.

LEGAL DESCRIPTION: W1/2NW1/4, excluding fairgrounds tract, E1/2NW1/4 Section 34-T7N-R27W of the 6th P.M., Frontier County, Nebraska

TAXES & ACRES: 131.82 Tax Assessed Acres - 2020 taxes payable in 2021: \$1,365.66

PRICE: \$300,000.00

LAND USE: Dry Cropland, Pasture, Rangeland

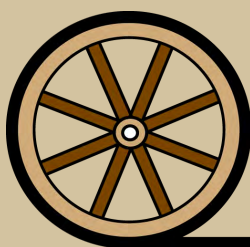
FSA INFORMATION: 69.9 Cropland Ac.; 41.9 ac. corn base @ 97 bu./ac. PLC yield; 7.4 ac. wheat base @ 44 bu./ac. PLC yield; 7.3 ac. sorghum base @ 79 bu./ac. PLC yield

SOILS: Combination of Coly, Uly, Hobbs, Hord and McCook silt loams

COMMENTS: Good combination of dry cropland and grass. Medicine Creek runs through the property highlighting the outstanding wildlife habitat and recreational opportunities. Great deer, turkey and upland game habitat.

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