

LAND FOR SALE
CASS COUNTY, NEBRASKA
100.12+/- ACRES
\$911,092

DESCRIPTION: Very productive dryland farm northeast of Nehawka, Nebraska. This parcel contains 93+/- cropland acres with Class II & III soils and good slopes for drainage.

LEGAL: The West 60.12 acres in the Southwest Quarter (SW4) of Section 3 and the Northeast Quarter of the Southeast Quarter (NE4SE4) in Section 4, all in Township 10 North, Range 13 East of the 6th PM in Cass County, Nebraska containing a total of 100.12 +/- acres.

LOCATION: The property is located 2 miles east and 2 miles north of Nehawka, Nebraska, or ¼ mile west of the corner of 18th Street and Havelock Avenue.

SIZE: 100.12+/- Acres (93+/- Cropland)

ZONING: Agricultural

REAL ESTATE TAXES: \$2,798.48

SOILS: Class II and III Marshall silty clay loam, 2 to 11% slope

SCHOOL DISTRICT: Connestoga

POSSESSION: Subject to written 50/50 share rent lease that expires on September 1, 2022.

OTHER: There is a hazardous liquid pipeline that runs across the south side of the property from east to west. See map for location.



Ethan Sorensen

Sales Associate

402-434-4499 (office)

402-380-0432 (cell)

Ethan.Sorensen@ufarm.com

3501 Plantation Drive, Suite 100 • Lincoln, NE

Please visit our website for more information

www.ufarmrealestate.com