

LAND FOR SALE

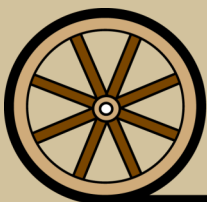
SEEMAN FARMS



240 acres of prime, Northern Webster County, Nebraska pasture and non-irrigated cropland offered in two parcels!



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Listing Agent
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Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

P.O. Box 519

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Hastings, NE 68901

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(402) 519-2777

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.



PARCEL 1 | INFORMATION

<u>Location:</u>	3 miles south of Blue Hill, Nebraska on Highway 281, then 1 mile east on Highway 4 to Road 1700, then 1 1/2 miles south to the northeastern corner of the property.		
<u>Legal Description:</u>	The Southeast Quarter (SE1/4) in Section Thirty-Four (34), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska. [160 tax-assessed acres].		
<u>Comments:</u>	This is a great combination farm consisting of productive, non-irrigated cropland along with excellent hardland pasture with cropland development potential!		
<u>Taxes:</u>	2021 Taxes—\$4,115.98		
<u>Leases:</u>	Cropland/Pasture leases expiring February 28, 2023		
<u>Price:</u>	<u>\$715,000.00</u>		
<u>Natural Resource District:</u>	Little Blue Natural Resource District		
<u>Soils:</u>	Primarily Coly-Hobbs silt loams, Holdrege soils, and Holdrege silt loams.		
<u>FSA Information:</u>	Total Farmland:	<u>159.22</u>	
	Total Cropland:	<u>92.07</u>	
	Government Base Acres:	<u>Wheat - 13.71</u> <u>Corn - 51.51</u> <u>Soybeans - 18.0</u>	PLC Yields: <u>Wheat - 38 bu</u> <u>Corn - 113 bu</u> <u>Soybeans - 39</u>



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PARCEL 1 | AERIAL MAP



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PARCEL 2 | INFORMATION

<u>Location:</u>	3 miles south of Blue Hill, Nebraska on Highway 281, then 1 mile east on Highway 4 to Road 1700, then 1 mile south to Road V, then one-half mile east to the Northeastern corner of the property.		
<u>Legal Description:</u>	The West Half of the Northeast Quarter (W1/2NE1/4) in Section Thirty-Five (35), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska. [80.00 tax-assessed acres].		
<u>Comments:</u>	This is a productive, non-irrigated farm that is primarily cropland with nice terrain.		
<u>Taxes:</u>	2021 Taxes—\$2,478.24		
<u>Leases:</u>	Cropland leases expiring February 28, 2023		
<u>Price:</u>	<u>\$380,000.00</u>		
<u>Natural Resource District:</u>	Little Blue Natural Resource District		
<u>Soils:</u>	Primarily Holdrege soils and Hastings silt loam, with slopes ranging from 1-7%.		
<u>FSA Information:</u>	Total Farmland:	<u>78.39</u>	
	Total Cropland:	<u>63.79</u>	
	Government Base Acres:	<u>Wheat - 9.5</u> <u>Corn - 35.7</u> <u>Soybeans - 12.48</u>	PLC Yields: <u>Wheat - 38 bu</u> <u>Corn - 113 bu</u> <u>Soybeans - 39</u>



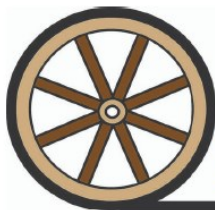
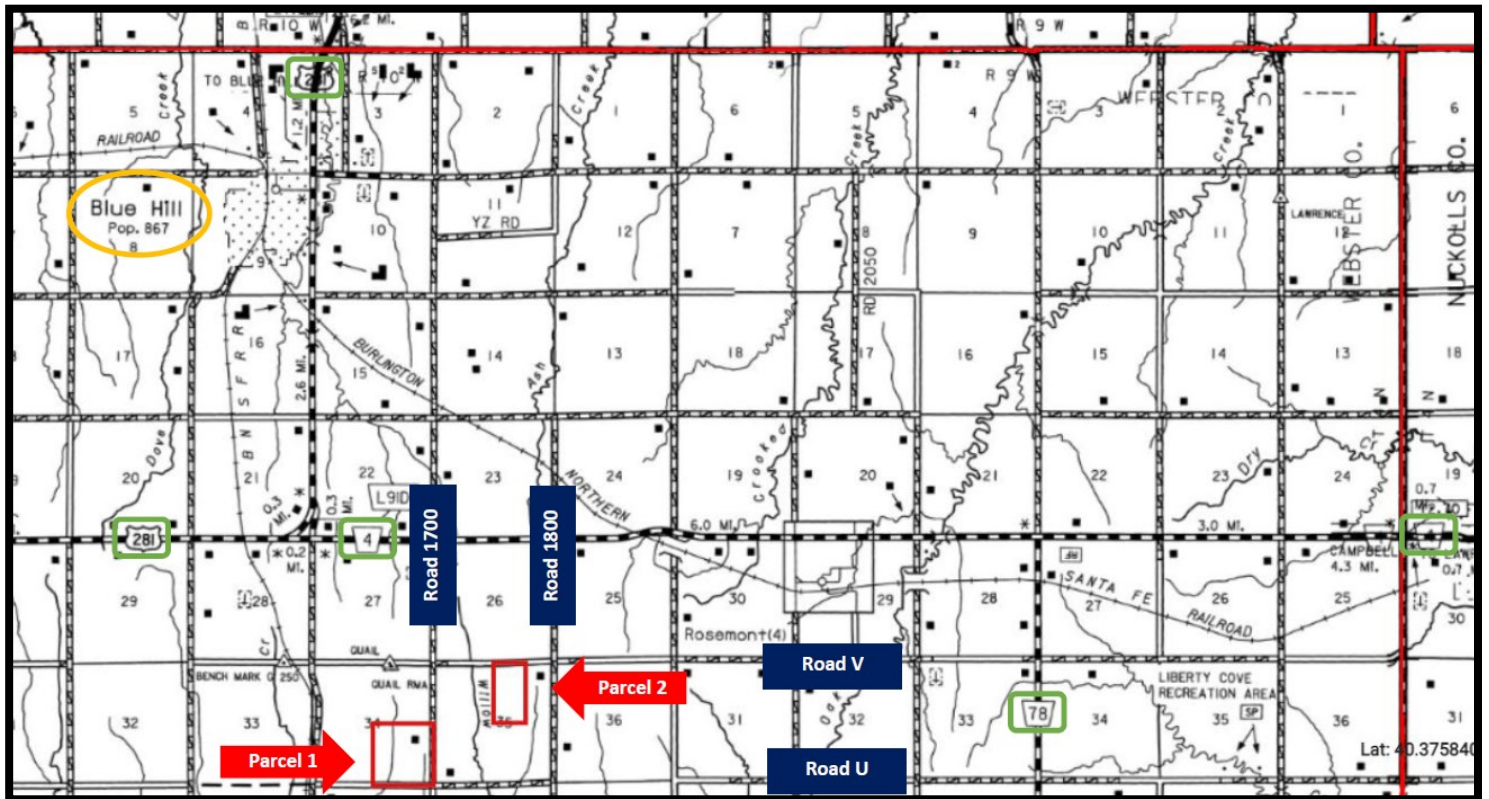
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PARCEL 2 | AERIAL MAP



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LOCATION MAP



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