

LAND FOR SALE

20+/- ACRE BUILDING SITE

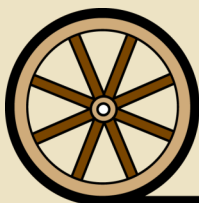
4 Miles South Kearney
on Highway 44

Build your dream home on this large
20+/- acres just minutes south of Kearney, NE

Features: Larger mature trees provide shelter along the north side of the property.
766 feet of Nebraska State Highway 44 frontage.
You choose location for driveway access coming off of Highway 44.
Electricity available from Southern Power District.
Near Awarii Dunes Golf Course

Price: \$200,000

Contact: Bryan Danburg, Listing Agent 308-380-3488 bryan@agriaffiliates.com
Bart Woodward and Mike Wilken - Kearney Office 308-234-4969



Offered Exclusively By:

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

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Bryan Danburg
Listing Agent
308-380-3488

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Excellent location!



Location: From Kearney, NE I-80 exit 272, 4 miles south on Nebraska State Highway 44 to the northeast corner of the property.

Legal Desc: Part of the NE1/4 SE1/4 Section 2 - T7N-R16W of the 6th P.M., Kearney County, Nebraska

Acres: Kearney County Assessor indicates a total of 23.39 acres

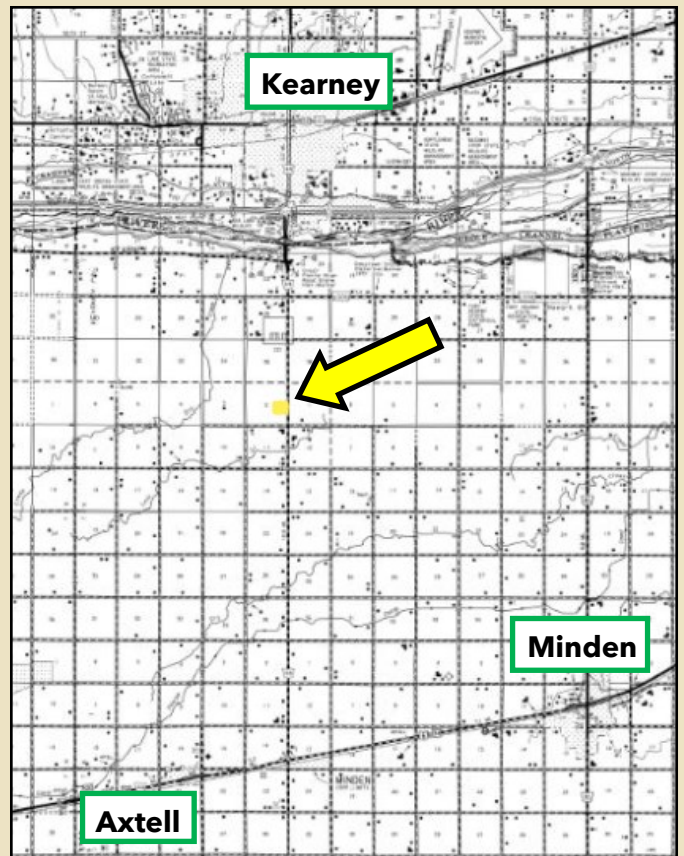
Taxes: 2021 Real Estate taxes payable in 2022 - \$486.06;
Drainage Tax - \$6.80

Land Use: Primarily non-irrigated cropland with hayable grass and an established mature tree shelterbelt

FSA Info: Corn base - 10.6 acres with a PLC yield of 129

Soils: Soils consist of Kenesaw silt loam, Valentine-Els loamy fine sand & Libory loamy fine sand

Zoning: RC- Rural Conservation District



Benefits of Rural Living Close to Town