

LAND FOR SALE

SOUTHERN WEBSTER COUNTY FARMS



**398.30 acres of
productive,
Webster County,
Nebraska cropland
offered in
two parcels!**



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This is an excellent opportunity to own productive, non-irrigated cropland with access to exceptional grain markets. These tracts hold great opportunity for a producer looking to add more acres or provide nice returns for the investor.



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

P.O. Box 519

747 N. Burlington, #310

Hastings, NE 68901

www.agriaffiliates.com

(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

Location: From Red Cloud, Nebraska: 5 miles east on U.S. Highway 136, then 2 miles north on Road 1700, then east 1/2 mile on Road J to the southwestern corner of the property.

Legal Description: The Southeast Quarter (SE1/4) of Section Twenty-Three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [158.87 tax-assessed acres].

Taxes: 2021 Taxes—\$3,798.98

Leases: Existing tenancy through December 31, 2022.

Price: **\$680,000.00**

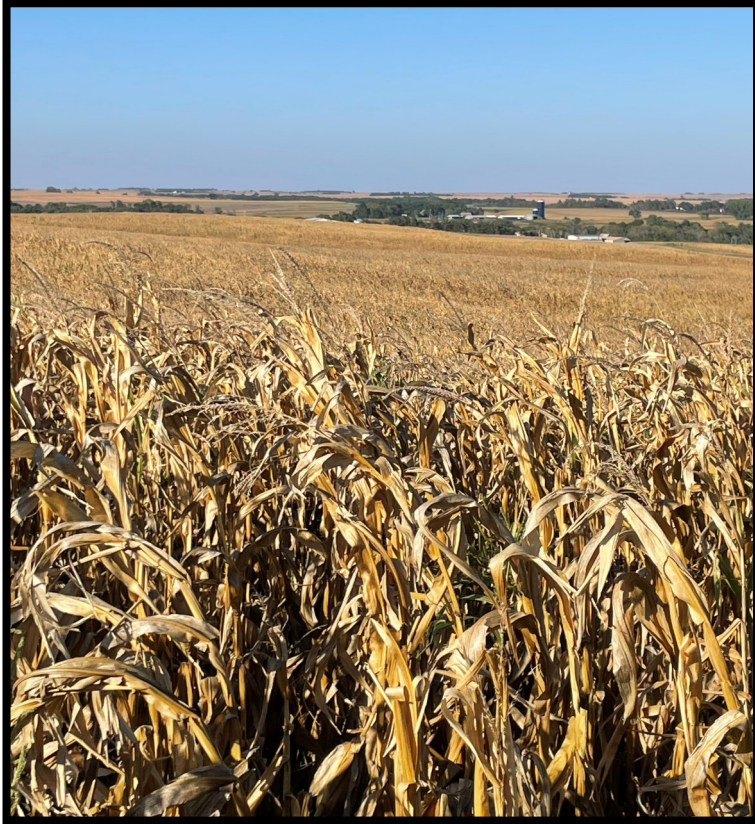
Natural Resource District: Lower Republican Natural Resource District.

Soils: Primarily Holdrege soils.

FSA Information: Total Farmland: 156.02 acres Total Cropland: 154.14 acres



PARCEL 1 | PICTURES & AERIAL MAP



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PARCEL 2 | INFORMATION

<u>Location:</u>	<u>From Guide Rock, Nebraska:</u> 3 1/2 miles north on U.S. Highway 78, then 1/2 mile east on Road K to the southwest corner of the property.		
<u>Legal Description:</u>	The Southeast Quarter (SE1/4) and the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska [239.43 tax-assessed acres].		
<u>Taxes:</u>	2021 Taxes—\$6,498.62		
<u>Leases:</u>	Existing tenancy through December 31, 2022.		
<u>Price:</u>	<u>\$990,000.00</u>		
<u>Natural Resource District:</u>	Lower Republican Natural Resource District.		
<u>Soils:</u>	Primarily Geary, Hobbs soils, and Holdrege soils.		
<u>FSA Information:</u>	Total Farmland: <u>235.39 acres</u>	Total Cropland: <u>231.13 acres</u>	



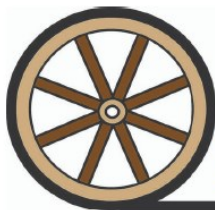
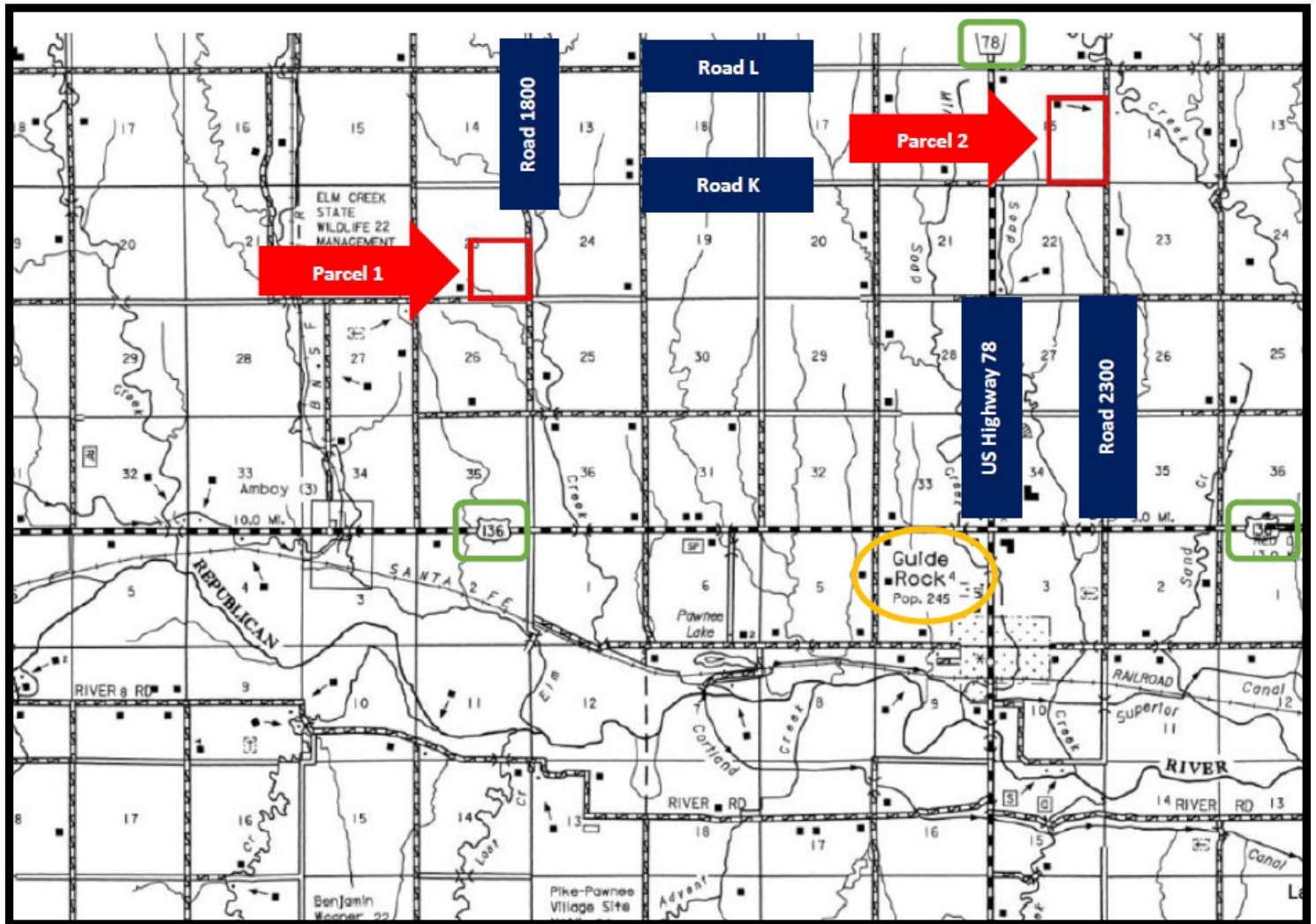
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PARCEL 2 | PICTURES & MAPS



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LOCATION MAP



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