

LAND FOR SALE

GREENWOOD FARM



246.31 acres of
Jefferson Co., Nebraska,
cropland, pasture, river-access,
and improvements offered in
two parcels!

View the aerial video at
www.agriaffiliates.com!

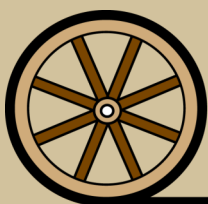


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Nestled along the Little Blue River near Steele City, not far from the Nebraska-Kansas border in southeastern Nebraska, you will find an incredible opportunity to own nearly all the area has to offer, including: productive, river-bottom cropland; fenced pasture; building site with two houses and several outbuildings; and recreational amenities with access to mature timber and the Little Blue River.



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

Location: Directly north of Steele City, Nebraska, along U.S. Highway 8 and 576th Ave.

Legal Description: The East Half of the Northwest Quarter (E½ NW¼); the Northeast Quarter of the Southwest Quarter (NE¼ SW¼); and the West Half of the Southwest Quarter (W½ SW¼) lying north of Nebraska Highway 8 in Section Eighteen (18), Township One (1) North, Range Four (4) East of the 6th P.M., Jefferson County, Nebraska [154.07 estimated tax-assessed acres, with final legal description to be determined by a survey].

Comments: This is a well-situated parcel consisting of non-irrigated cropland and pasture, along with two houses in need of attention, but with much possibility. Several outbuildings also provide great storage for a farmer/rancher or outdoorsman. Natural springs are also found on the property.

Taxes: 2022 Estimated Taxes—\$4,946.66

Leases: This farm is under lease for the 2023 farming/grazing season.

Price: **\$620,000.00**

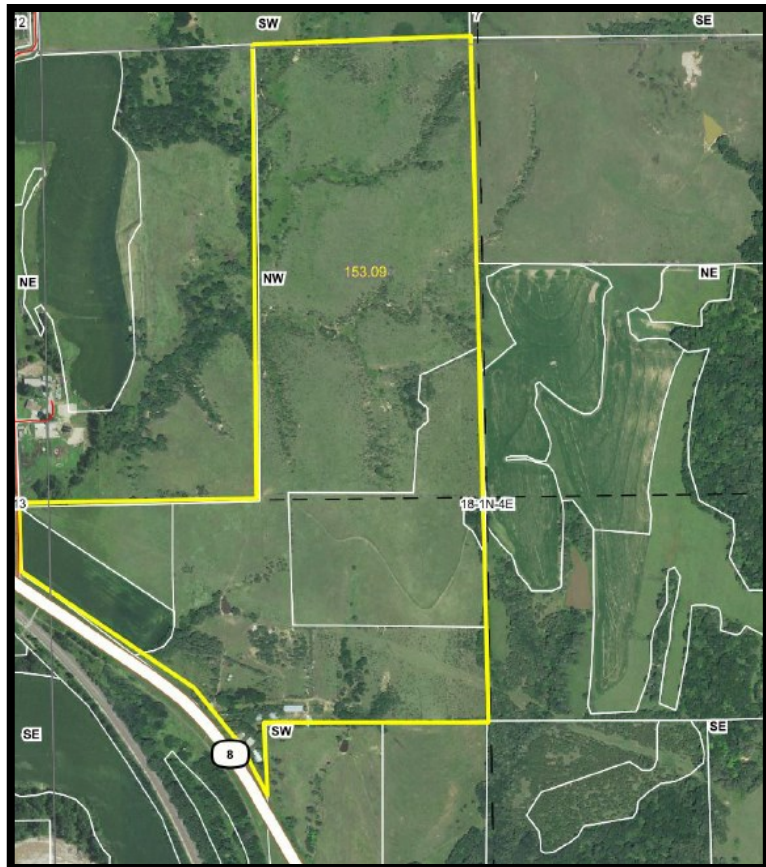
Soils: Primarily Geary and Jansen soils and Lancaster and Edalgo soils with slopes ranging from 3-30%.

Natural Resource District: Little Blue Natural Resource District

<u>FSA Information:</u>	Total Farmland:	<u>153.34 acres</u>	Total Cropland:	<u>41.35 acres</u>
	Government Base Acres:	<u>Corn - 31.79</u>	PLC Yields:	<u>Corn - 121</u>



PARCEL 1 | AERIAL MAP & PICTURES



AGRI AFFILIATES, INC.
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PARCEL 2 | INFORMATION

Location: Directly north of Steele City, Nebraska, along U.S. Highway 8 and 576th Ave.

Legal Description: The West Half of the Southwest Quarter (W½ SW¼) lying south of Nebraska Highway 8 in Section Eighteen (18), Township One (1) North, Range Four (4) East of the 6th P.M., Jefferson County, Nebraska; AND the East Half of the Southeast Quarter (E½ SE¼) less a river tract in Section Thirteen (13), Township One (1) North, Range Three (3) East of the 6th P.M., Jefferson County, Nebraska [92.24 estimated tax-assessed acres, with final legal description to be determined by a survey].

Comments: This is an exceptional combination tract of river-bottom cropland, along with limitless recreational potential with mature trees and access to the Little Blue River. This river valley is known for its trophy deer population, turkey, and many other wildlife.

Taxes: 2022 Estimated Taxes—\$1,824.00

Leases: This farm is under lease for the 2023 farming/grazing season.

Price: **\$505,000.00**

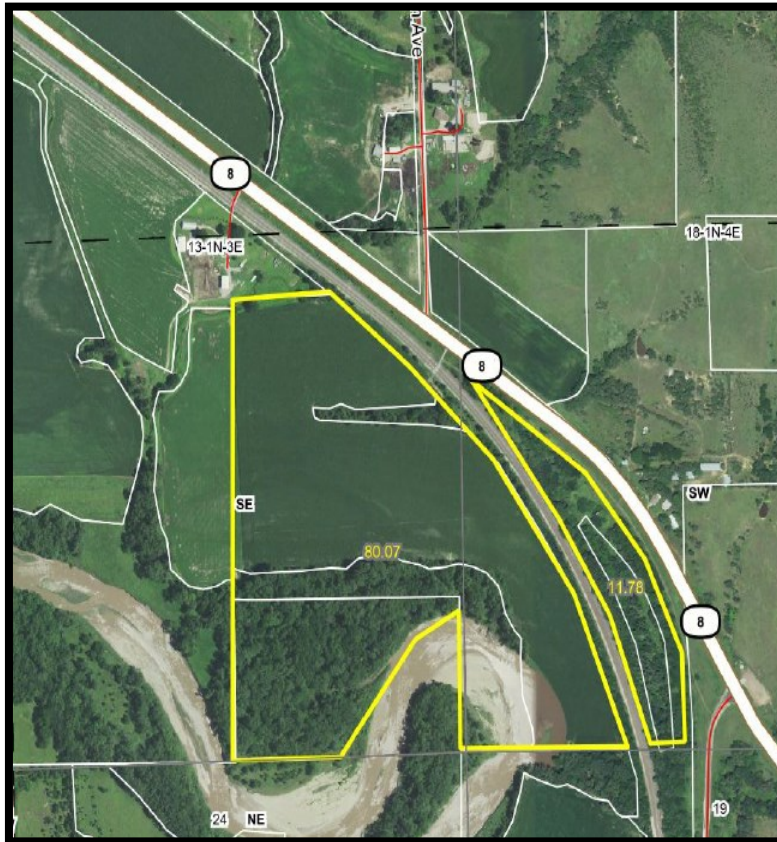
Soils: Primarily Cass loam and Hobbs silt loam.

Natural Resource District: Little Blue Natural Resource District

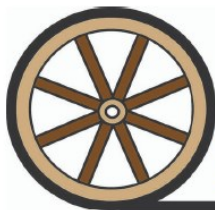
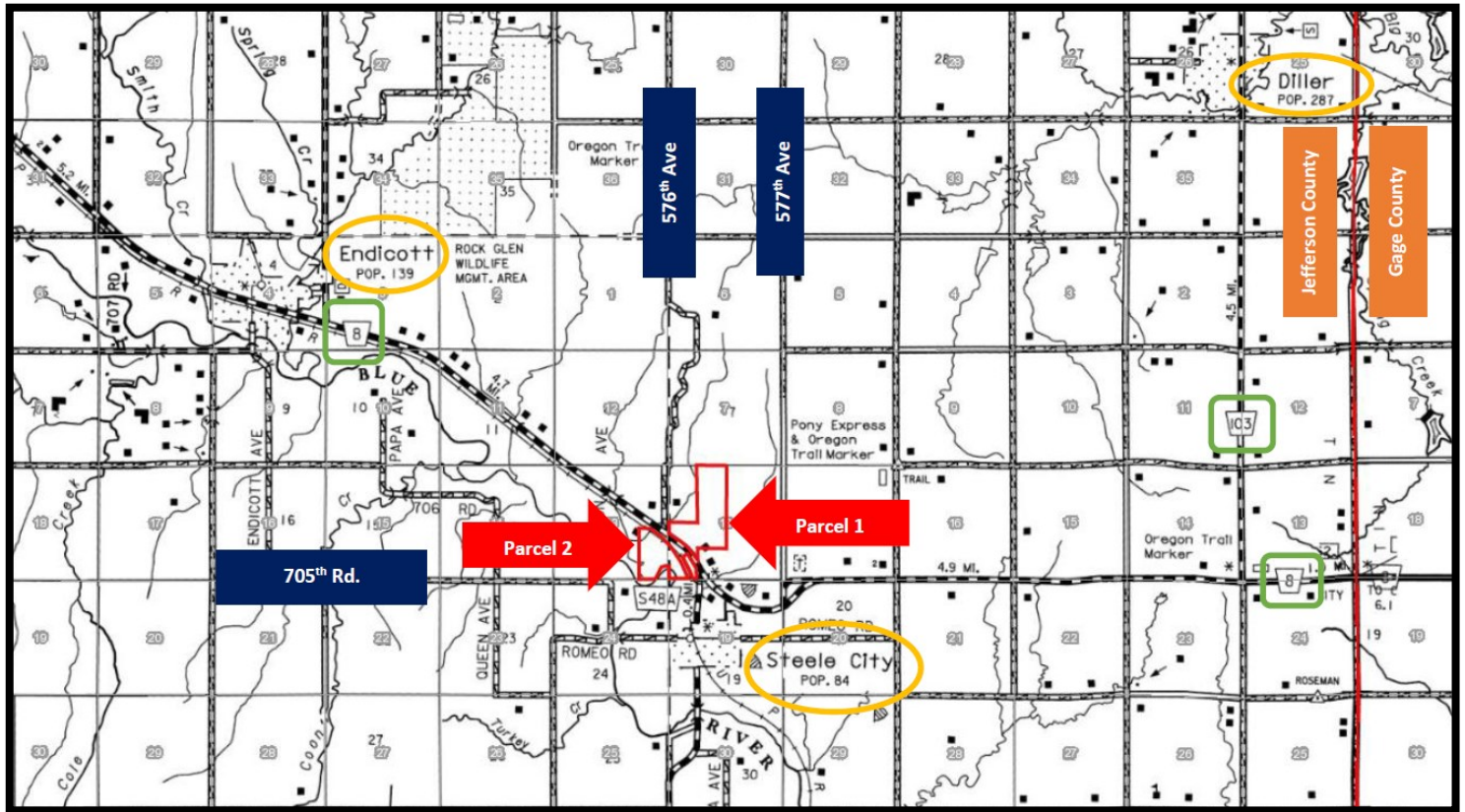
<u>FSA Information:</u>	Total Farmland:	<u>67.01 acres</u>	Total Cropland:	<u>52.53 acres</u>
	Government Base Acres:	<u>Corn - 44.71</u>	PLC Yields:	<u>Corn - 121</u>



PARCEL 2 | AERIAL MAP & PICTURES



LOCATION MAP



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