

LAND FOR SALE



Rathjen Farm 150 +/- ACRES | SEWARD COUNTY, NEBRASKA

This parcel offers well-established trees, terraced cropland, pasture, hayland, and great access along two well-improved county roads. Great building possibilities here!



Adam D. Pavelka, JD

LISTING AGENT:

ADAM D. PAVELKA, JD

C: 402.984.7744

E: Adam@AgriAffiliates.com

View Full Brochure
& Listing



Offered exclusively by:



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

Hastings, NE • 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.

PROPERTY INFORMATION

**LEGAL
DESCRIPTION:**

The Southwest Quarter (SW $\frac{1}{2}$) of Section Two (2), Township Eleven (11) North, Range Four (4) East of the 6th P.M., Seward County, Nebraska, less a tract [150.00 estimated acres].

LOCATION:

From Seward, Nebraska: 6 $\frac{1}{2}$ miles east on Waverly Road, then approximately 1 mile north on 168th Road, to the southwest corner of the property (or approximately 2 miles east of Garland, Nebraska, on Old Mill Road).

LEASES:

Full possession available at closing!

TAXES:

2022 Estimated Real Estate Taxes | \$4,476.90

NRD:

Lower Platte South Natural Resources District.

SOILS:

Primarily Burchard-Steinauer and Steinauer clay loams with slopes ranging from 2-50%.

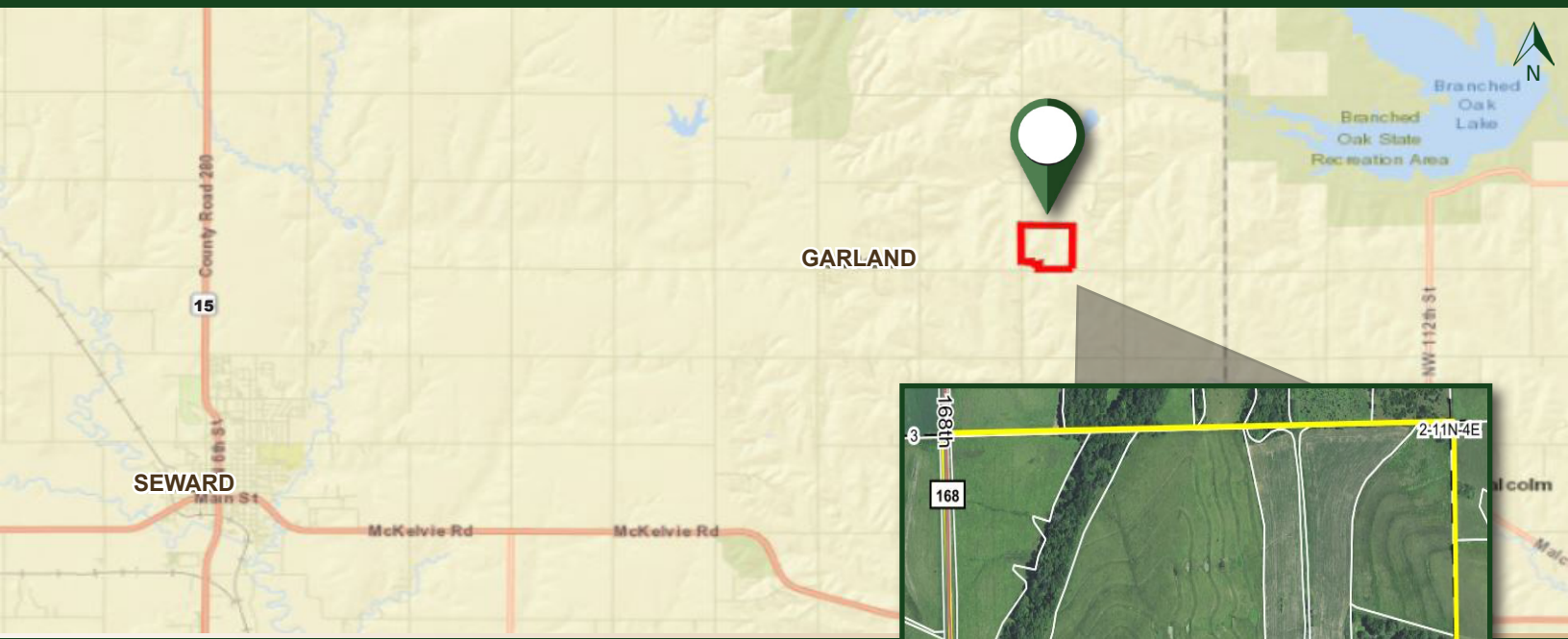
EASEMENT:

The property shall be sold subject to a wastewater easement for the benefit of the adjacent property.

PRICE:

\$892,000.00







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

Hastings, NE • **AgriAffiliates.com** • 402.519.2777