

# LAND FOR SALE



## *Achtemeier Farm* 160 ACRES | JEFFERSON COUNTY, NEBRASKA

*Do not miss this opportunity to purchase  
this tremendous property!*



Adam D. Pavelka, JD

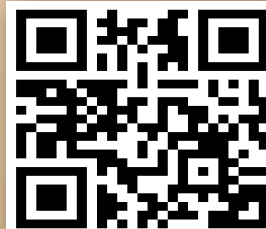
### **LISTING AGENT:**

**ADAM D. PAVELKA, JD**

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& Listing



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## PROPERTY INFORMATION

**LEGAL DESCRIPTION:**

The West Half of the Northeast Quarter (W½ NE¼) and the East Half of the Northwest Quarter (E½ NW¼) of Section Twenty-Two (22), Township One (1) North, Range Three (3) East of the 6th P.M., Jefferson County, Nebraska.

**LOCATION:**

From Fairbury, Nebraska: Approximately 4 ½ miles southeast on Highway 8 to Endicott, Nebraska, then 2 ½ miles south on Endicott Ave, then ¾ mile east on 705th Road to the northwestern corner of the property.

**ACRES & TAXES:**

160.00 | Tax-Assessed Acres  
 \$3,854.88 | 2022 Real Estate Taxes

**NRD:**

Little Blue Natural Resources District

**SOILS:**

Primary soils on this parcel consist of Hedville loam, Crete silty clay loam, and Morrill clay loam, with slopes ranging from 1-30%.

**FSA:**

Total Farmland: 161.05 acres  
 Government Base Acres:

Wheat - 5.3

Grain Sorghum - 14.0

Total Cropland: 19.32 acres  
 PLC Yields:

Wheat - 39 bu

Grain Sorghum - 71 bu

**LEASES:**

Subject to a hunting lease through the 2023 hunting season.

**COMMENTS:**

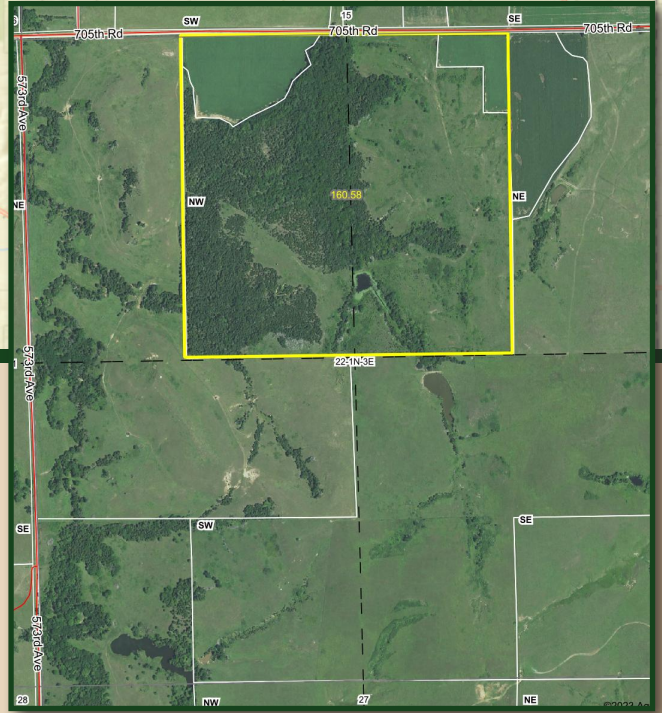
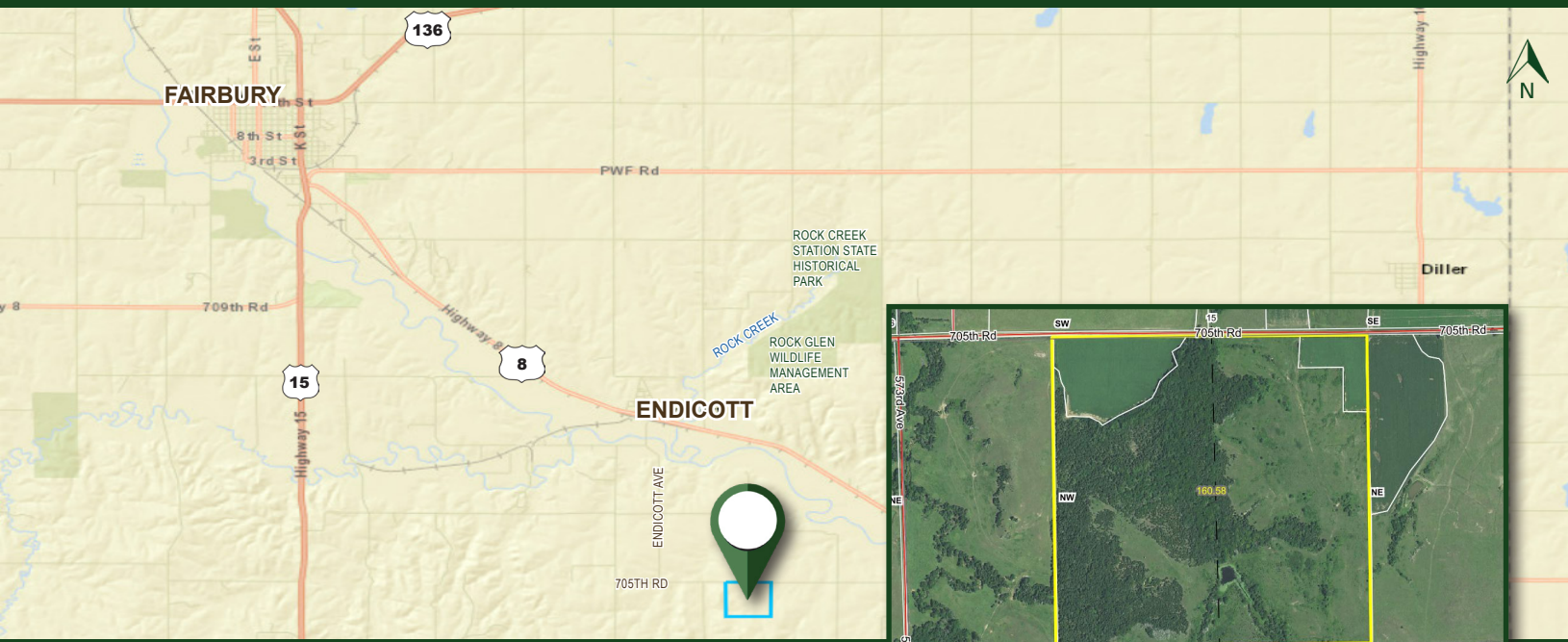
This is an excellent opportunity to own a combination farm including excellent recreation with wildlife habitat, mature trees, fenced pasture, and nice accents of productive cropland.

**PRICE:**

**\$720,000.00**











*Excellent grazing and limitless  
recreational opportunities!*



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