LAND FOR SALE

Ravenna Dry Cropland BUFFALO COUNTY | NEBRASKA

LOCATION:	3 miles west of Ravenna with access provided by US Highway 2 and county gravel roads. Located on the corner of 370th Road and Jasper Road.	
LEGAL DESCRIPTION:	NW1/4 Section 12, T12N-R15W of the 6th P.M., Buffalo County, Nebraska with exceptions.	
PROPERTY DESCRIPTION:	Buffalo County Assessor indicates a total of 147.26 tax-assessed acres. Farm consists of good quality dry cropland that is bisected by a rail line of the Burlington Northern Railroad and heavily wooded Mud Creek.	
2023 REAL ESTATE TAXES:	\$3,201.98	
COMMENTS:	Productive dry cropland with recreational amenity.	

IST PRICE: \$692,000



LISTING AGENT:

Bart Woodward, Broker

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Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

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Property Information

FARM SERVICE AGENCY INFORMATION:	Total cropland 124.76 acres Government Base acres Corn 79.75 acres w/ PLC Yield of 192 bu/acre Soybeans 16.25 acres w/ PLC Yield of 45 bu/acre All cropland is considered non-highly erodible by the NRCS.		
SOILS:	Soils consist primarily of Class I and II Grigston silt loam and Cass fine sandy loams with minor amounts of Class II and IV Kenesaw and Coly silt loams. Slopes range from 0-11%.		
WELL INFORMATION:	Farm contains a well. Registration number G-002539 which is not being utilized. (Note farm consists entirely of dry cropland and has no certified irrigated acres.)	Si S	
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