



Howard County, Nebraska



159.74 M/L GROSS ACRES

FARMLAND AVAILABLE

CONTACT | John Reburn | 563.794.0600 | JohnR@PeoplesCompany.com

Howard County, Nebraska

Howard County, Nebraska Land Available - Peoples Company is pleased to present high-quality pasture in the heart of Howard County. The property has 159.74 m/l gross acres with extensive fencing for rotational grazing. A well with a windmill is centrally located to provide adequate water to all 4 pastures along with 2 ponds. Primary soil types include Uly-Coly Silt Loams, Coly Silt Loam, and Holdrege Silt Loam.

The lease is currently open for the 2024 season. If the property is not under contract by May 1st, the property will be leased. The property is located northwest of Cushing in Section 1 of Fairdale-Logan Township. The access to the property is off 19th Avenue & Friend Road. Contact the listing agent to view the property.

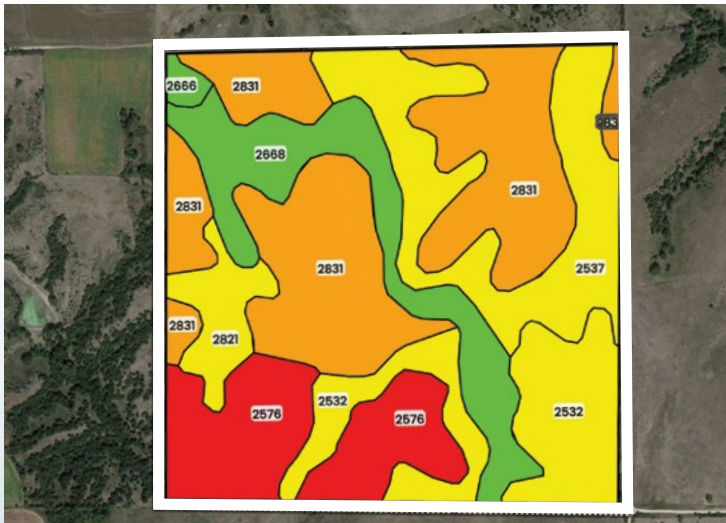


DIRECTIONS

From Saint Paul: Travel north on US Route 218 / American Legion Memorial Highway for 3.5 miles until reaching Cushing Road. Turn right (east) on Cushing road for 2 miles until reaching Hardy Road. Turn left (north) on Hardy Road for 1.5 miles until reaching 19th Avenue. Turn right (east) on 19th Avenue for 1 mile until reaching the property. 19th Avenue is a minimum maintenance road, travel with caution.



ASKING PRICE: \$525,000 | NET TAXES: \$2,300.00



SOILS MAP

Code	Description	Acres	% of field
2831	Uly-Coly silt loams	54.32	34.01 %
2537	Coly silt loam	28.30	17.72 %
2532	Coly silt loam	23.50	14.71 %
2576	Nuckolls soils	23.33	14.60 %
2668	Holdrege silt loam	21.99	13.77 %
2821	Uly silt loam	7.01	4.39%
2666	Holdrege silt loam	1.29	0.81 %



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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17508



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