

# LAND FOR SALE

## 70 +/- Acres Gage County Land List Price: \$314,700.00

**LEGAL:** 70 acre tract in the SE/4, NE/4, and SW/4SW/4 of Section 19, Township 1 North, Range 6 East in Gage County, NE.

**FSA DETAILS:**

Total Farmland = 70+/- acres (to be determined by survey)

**PROPERTY TAXES:** \$975.00 (estimate pro-rated per acre)

**PROPERTY FEATURES:**

- North and West fence line ALL new (will be built by seller)
- Use of entire 100 acre pasture for 2025 grazing season with contract.
- Excellent pond water source
- Very good existing fence.
- Very good access on well maintained W. Walnut Rd bordering the south property line.
- SELLER FINANCING A POSSIBILITY!!

**PROPERTY LOCATION:**

1 mile south of Odell on SW 61 Rd. and 1 mile east on W. Walnut Rd puts you at the SE corner of the property.

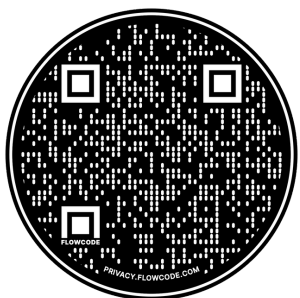


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**COMPLETE**  
**DETAILS!**



**Agent's Note:** 70 +/- acres of excellent SE Nebraska grass with immediate access available to the buyer. New fence, great water, additional acres for 2025 grazing and SELLER FINANCING possibilities make this the perfect opportunity for any size operation looking for immediate expansion with today's markets!

**Call today to view this great property!**



**Seller**  
**Earl & Carmen Spitsnogle**



**Toby Bruna, Land Agent - 785.713.9325**  
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