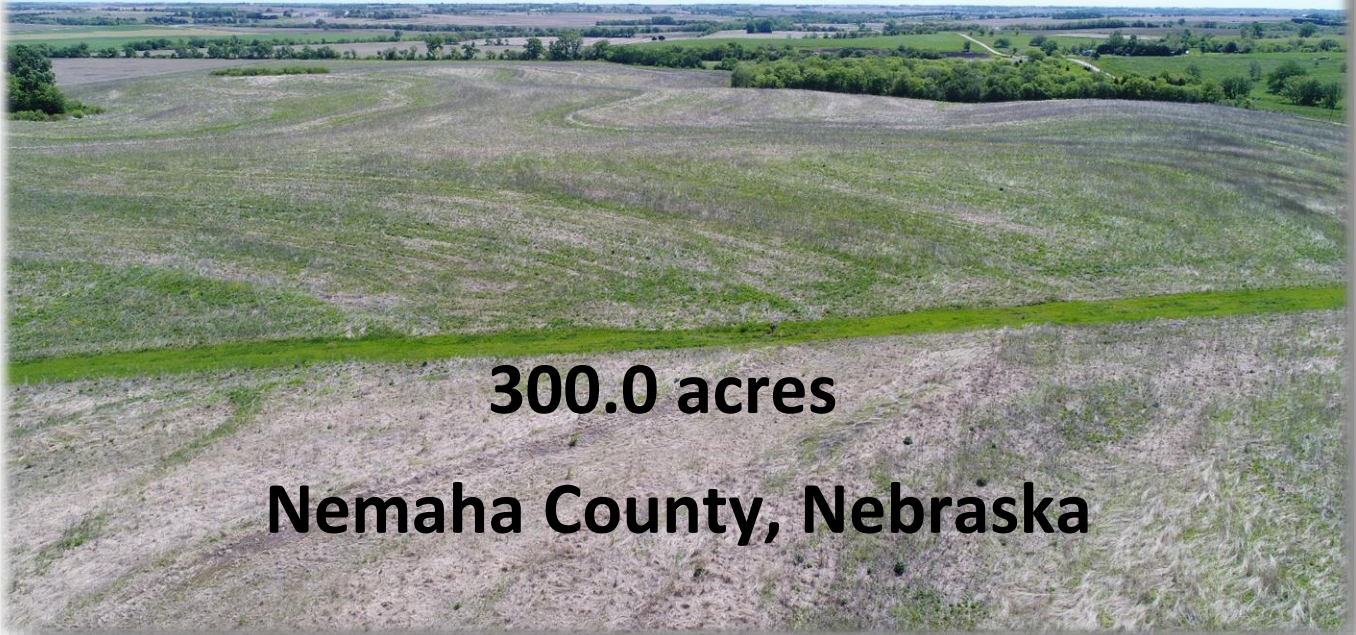




The Pinnacle Agency
FARM MANAGEMENT | REAL ESTATE

Farm For Sale



For More Information Contact:

Boyd Smith (402) 875-0361

www.pinnaclefarmmanagment.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Location: The farm is 1 mile west of Highway 75 and 8 miles south of Auburn, Nebraska. This is along the southern edge of Nemaha County, Nebraska. Nemaha County is in the extreme southeast corner of Nebraska.

Legal Description: The South Half, (less a 20-acre tract in the southeast quarter) of Section 32, Township 4 North, Range 14 East of the 6th P.M., Nemaha County, Nebraska.

Soils: Wymore silty clay loam, Pawnee clay loam, Morrill clay loam and Burchard clay loam with most slopes to 11%.

Possession: Immediate possession.

Description: The farm is currently in CRP with a payment of \$202.28 per acre on 272.49 acres and expires 9/30/2027. The return before taxes is 3.67% or 2.99% after taxes.

Rainfall: average annual is 35".

2018 Real Estate Taxes:
\$10,279.18.

Price: \$1,500,00.00 or \$5,000.00/ac.

