


# Client Detail Report

Listings as of 12/04/15 at 9:19pm

<b>Active 11/22/15</b>	<b>Listing # 10126120</b>	<b>608th Ave, Sterling, NE 68443</b>	<b>Listing Price: \$400,000</b>
	<b>County: Johnson</b>		

	<b>Property Type</b>	Land	<b>Property Subtype</b>	Farm/Agri.I Land
	<b>Area</b>	SE out of Lanc.- 170		
			<b>Price/Acre</b>	\$5,000.00
	<b>Parcel ID</b>		<b>Lot Sq Ft (approx)</b>	3484800
			<b>Lot Acres (approx)</b>	80.0000
	<b>DOM</b>	12		

[See Additional Pictures](#)

**Directions** From Hwy 41 east of Adams go to 608th ave and go 3 miles south and 1 mile west.

**Marketing Remark** This is an extremely productive cropland tract with excellent wildlife population in the grass and tree areas. Approximately 50 acres of top end farmland and the balance is creek, trees and grass. This is the perfect combination of income producing land which includes hunting and a get away place only 30 miles south of Lincoln.

<b>Taxes</b>	\$3234.66	<b>Tax Year</b>	2014
<b>Zoning</b>	AG	<b>Flood Zone</b>	Unknown
<b>Lot Dimension Source</b>	GIS Map	<b>Builder Restrictions</b>	No
<b>Lot Size</b>	80.00 or MORE	<b>Frontage (ft.)</b>	#13120.0
<b>Total Tillable Acres</b>	50	<b>Topography</b>	Level, Rolling
<b>Soil Type</b>	Loam	<b>Vegetation</b>	Brush, Timber, Cultivated, Wetland, Wooded
<b>Lot Faces</b>	E	<b>Land Features</b>	Stream, Hunting Land
<b>Res. on Property</b>	No		

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U.S. Patent 6,910,045

