



The Pinnacle Agency
FARM MANAGEMENT | REAL ESTATE

Farm For Sale

80.0 acres

Richardson County, Nebraska



For More Information Contact:

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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 1.5 miles west of Highway 75, 9 miles south of Auburn, Nebraska, or 5 miles west, northwest of Stella, Nebraska. This is along the northern edge of Richardson County, Nebraska. Richardson County is in the extreme southeast corner of Nebraska.

Legal Description: The East Half of the Southwest Quarter of Section 5, Township 3 North, Range 14 East of the 6th P.M., Richardson County, Nebraska.

Soils: Mostly Wymore silty clay loam with slopes to 11%.

Possession: Immediate possession.

Description: The farm is currently in CRP with a payment of \$88.13 per acre on 71.63 acres and expires 9/30/2020. There are some older buildings that have no utility. It will be a very productive farm once it comes out of CRP or there is a chance to re-enroll the farm in the program with a much higher rental rate.

Rainfall: average annual is 35".

2018 Real Estate Taxes: \$3,352.10.

Price: \$340,000.00 or \$4,250.00/ac.

