



**The Pinnacle Agency**  
FARM MANAGEMENT | REAL ESTATE

## Land For Sale



150 acres +/- Lancaster County, Nebraska



For More Information Contact:

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**[www.pinnaclefarmmanagment.com](http://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:** Located between Lincoln and Crete, Nebraska. Take Highway 77 south of Lincoln to Highway 33. The farm is 4.5 miles west and on the south side of Highway 33, or 8 miles east of Crete.

**Legal Description:** Part of the Northwest Quarter of Section 19, Township 8 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, containing 150.77 acres; more or less.

**Soils:** Mostly Wymore silty clay loam, Pawnee clay loam and Nodaway silt loam soils with slopes on the tillable acres up to 11%, 75% of the farm has slopes less than 8%. Terraces and waterways are in great condition.

**Possession:** Immediate possession, the farm is rented for the 2019 season.

**Description:** Two acreages have been sold recently and surveyed at 10.11 acres. Most of this area was not tillable. The remaining farm has approximately 132 tillable acres or around 88% of the total acres. This is a great location for acreages and is very close to great grain markets.

**Rainfall:** Average annual precipitation is nearly 30".

**2018 Real Estate Taxes:** To be determined after final plat.

**Price:** \$975,000.00 or \$6,500/ac.

