

LAND FOR SALE
FURNAS COUNTY, NEBRASKA
160 ACRES
\$290,000

DESCRIPTION: This is a very nice combination dry crop farm, CRP and pasture. There are approximately 71.0 dryland cropland acres, 34.0 CRP acres, 50.0 acres of pasture and 5.0 acres of roads according to the Furnas County Assessor. There are a total of 160.0 assessor acres. The pasture has good fence and is watered by a stock pond. The cropland primarily made up of Holdrege and Coly/Uly silt loam soils. These are Class I and II soils. The CRP annual payment is \$1,434.00.

LEGAL: The Northwest Quarter (NW4) of Section Seventeen (17), Township Three (3) North, Range Twenty-two (22) West of the 6th P.M. in Furnas County, Nebraska.

LOCATION: The property is located approximately 5.5 miles south of Arapahoe on Highway 283 and 3 miles east. From the intersection of Road 427 and Road 716 go 1.0 mile north then east and north 1 mile on Road 717.

POSSESSION: Full possession for the 2020 except for the 50.2 acres of winter wheat. The new buyer will assume a 40% interest in that crop at closing.

SALE TERMS: An earnest deposit and closing date is negotiable with the sellers' acceptance of a written Purchase Agreement.



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Please visit our website for more information
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