

Furnas County CRP and Pasture Farm



Furnas07



This is a great opportunity to own a combination CRP and pasture property in south-central Nebraska. It's located just a few miles from a paved highway. This property offers a nice mix of CRP acres with pastureland that provides excellent habitat for upland birds and other wildlife. For additional income, the property is enrolled in the Nebraska Open Fields and Waters (OFW) program that allows public walk-in hunting. The buyer has the option to continue with the OFW program or opt-out of the program. There are several other properties close by that are also enrolled in the OFW program. Water for pastures comes from well water and dams. The pasture is leased for the 2021 grazing season.

Property Acres - 388.00 +/-

CRP Acres - 147.19 +/- Grassland Acres - 235.7 +/- Other Acres - 5.11 +/-

CRP Payment - \$74.23/Acre CRP Expiration - 9-30-27

Legal Description

SE1/4 Section 3, NE1/4 Section 10, and W1/2NW1/4 Section 11 all in T1N, R24W

Property Taxes - \$4,998.86

Price- \$557,000.00

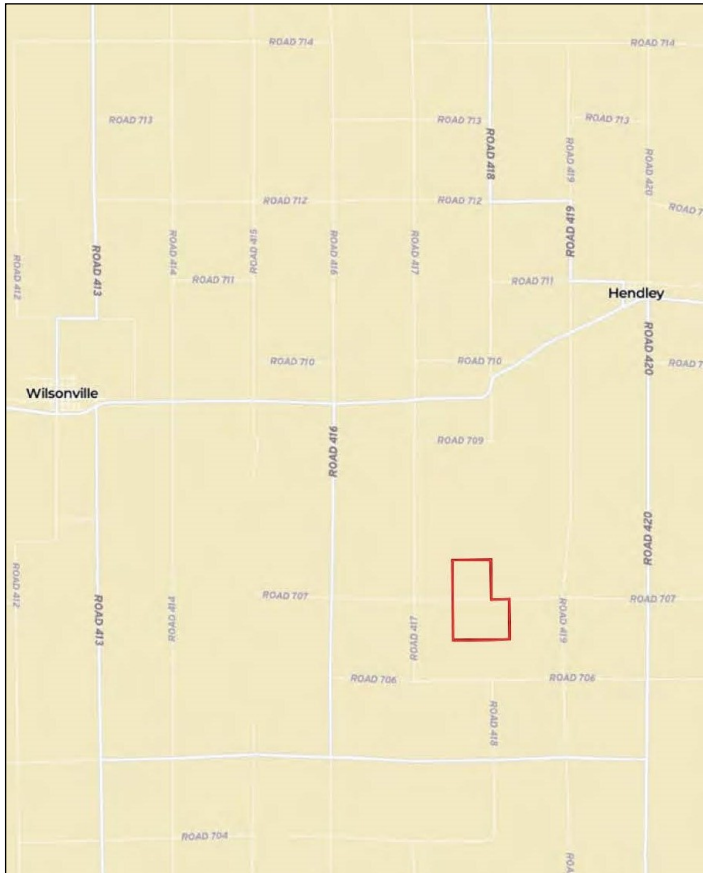
Directions: From Hendley, NE travel south on Road 420 approximately 4 miles. Head west on Road 707 for 2.25 miles. The farm will be on the north and south sides of the road.

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