

Frontier County Combination Farm



Nice combination farm, made up of non-irrigated cropland and pasture. This property is a 1/2 mile north of Hugh Butler Lake and offers great wildlife habitat. The water for pastures comes from a well with a solar panel. This is a great opportunity to add to your land holdings or acquire a nice income-generating hunting property. The tenant has the first right of refusal on the property. No mineral rights convey with the land.



Property Acres - 460.32 +/-

Dryland Acres - 178.46 +/- Grassland Acres - 281.86 +/-

Legal Description

NW1/4; Pt. SW1/4; Pt. E1/2 Section 22, Township 5 North, Range 30 West

Property Taxes - \$5,150.34

Price- \$575,000.00

FSA Information - Total Cropland Acres - 179.09

Corn: 55.02 Base Acres - 105 PLC Yield

Wheat: 59.11 Base Acres - 35 PLC Yield

Total Base Acres: 114.13

Directions: From McCook, travel north on Hwy 283 approximately 11 miles to Road 729. Head west on Road 729 for almost 4 miles to Road 381. Turn south on Road 381 for a 1/4 mile. The property will be on the west side of the road.

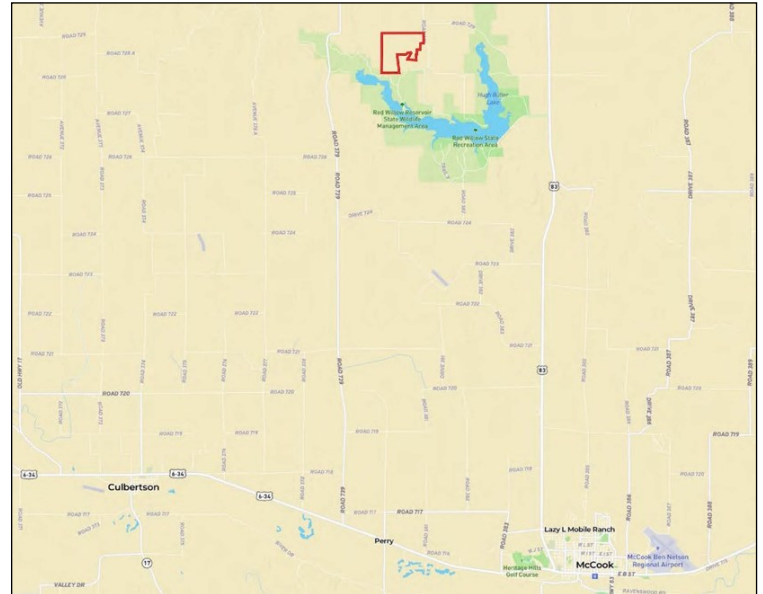
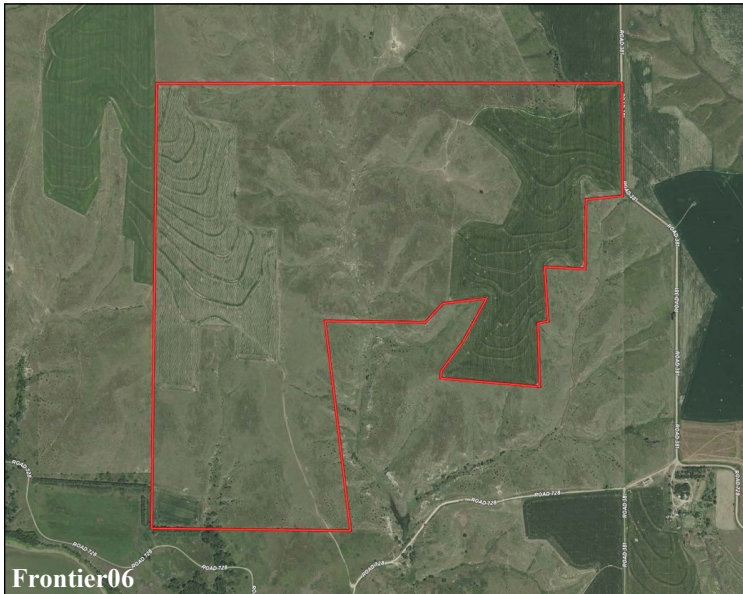


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