

LAND FOR SALE



CASS COUNTY FARM

View aerial video at www.agriaffiliates.com!

Location:

From the intersection of Highway 63 and Alvo Road: 2 miles east, then 1/4 mile north on 262nd Road, in western Cass County, Nebraska. Only approximately 10 miles from Lincoln!

Legal Description:

The South Half of the Northwest Quarter (S 1/2 NW 1/4) and the North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Thirty (30), Township Eleven (11) North, Range Ten (10) East of the 6th P.M., Cass County, Nebraska [163.06 tax-assessed acres].

Comments:

Productive, non-irrigated row-crop farm with great access. Excellent addition to a farmer or investor's portfolio with countless development possibilities with a very short commute to Lincoln.

Taxes:

2021 Taxes—\$10,393.10

Leases:

Full possession available at closing!

Price:

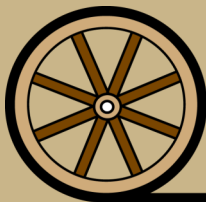
\$2,038,250.00

Contact:

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Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Natural

Resource District: Lower Platte South Natural Resource District.

Soils:

Primarily Yutan and Aksarben silty clay loam soils, with slopes ranging from 2-11%.

FSA Information:

Total Farmland:

165.7

Total Cropland: 138.51

Government Base Acres:

Corn - 65.27

PLC Yields: Corn - 117 bu

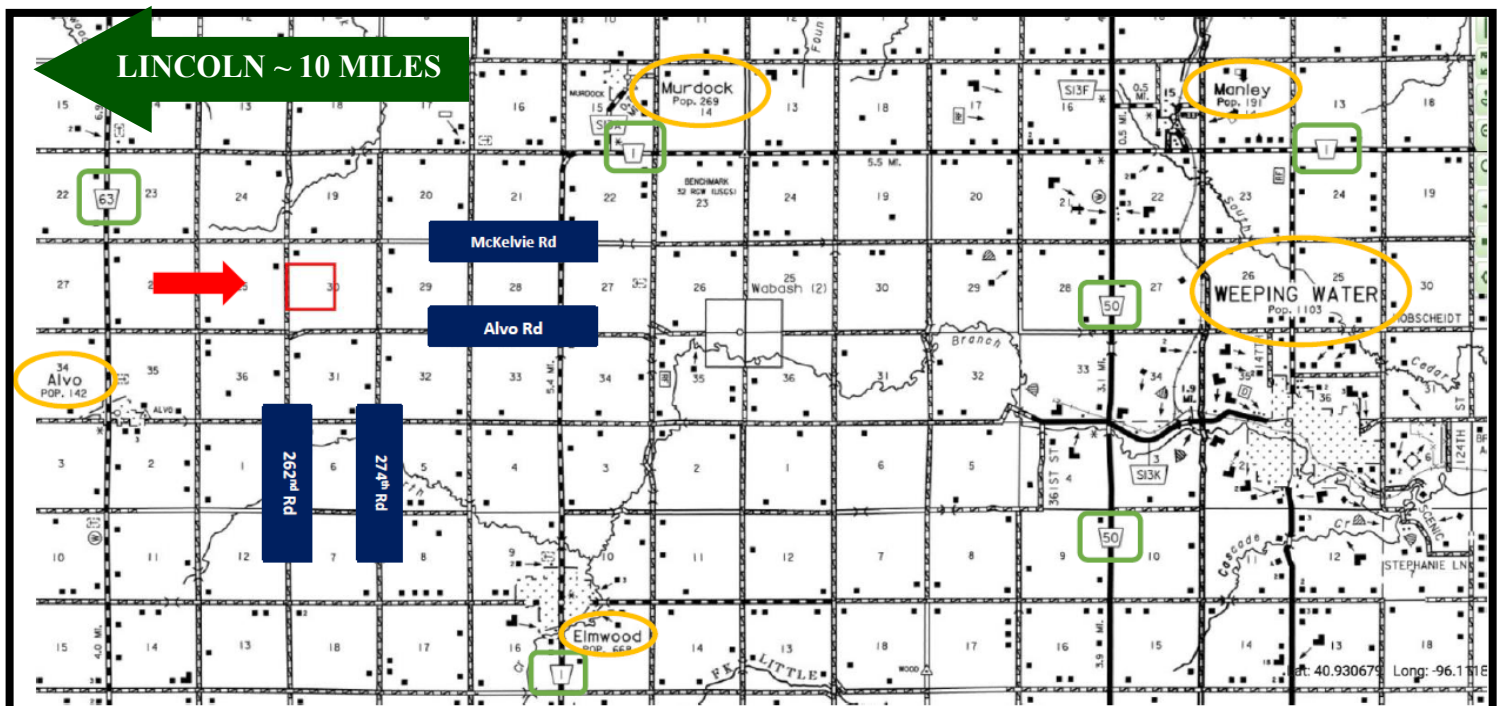
Grain Sorghum - 0.77

Grain Sorghum - 72 bu

Soybeans - 62.05

Soybeans - 36 bu

*Impressive recent yield history available upon request.



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