

LAND FOR SALE

SIMPSON PASTURE



Location: From Red Cloud, Nebraska: 1 1/2 miles north on U.S. Highway 281, then 1/2 mile east on Road J to the northwestern corner of the property.

Legal Description: The Northeast Quarter (NE¼) of Section Twenty-Five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [160 tax-assessed acres].

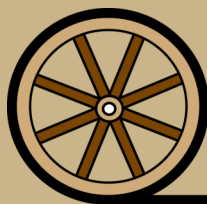
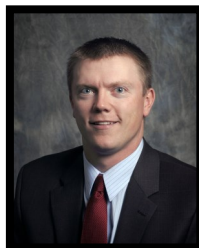
Comments: This is an exceptional tract of hard-land pasture with terrific access, only 1/2 mile off of U.S. Highway 281. Great terrain, electricity, catch pen, and a submersible well make this an opportunity you will not want to miss! A stock dam (dam needs repair) and a functional dug out provide a backup water supply.

Leases: Full possession available at closing!

Taxes: 2022 Taxes—\$2,471.92

Price: **\$448,000.00**

Contact:
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Offered Exclusively By:

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

HASTINGS OFFICE

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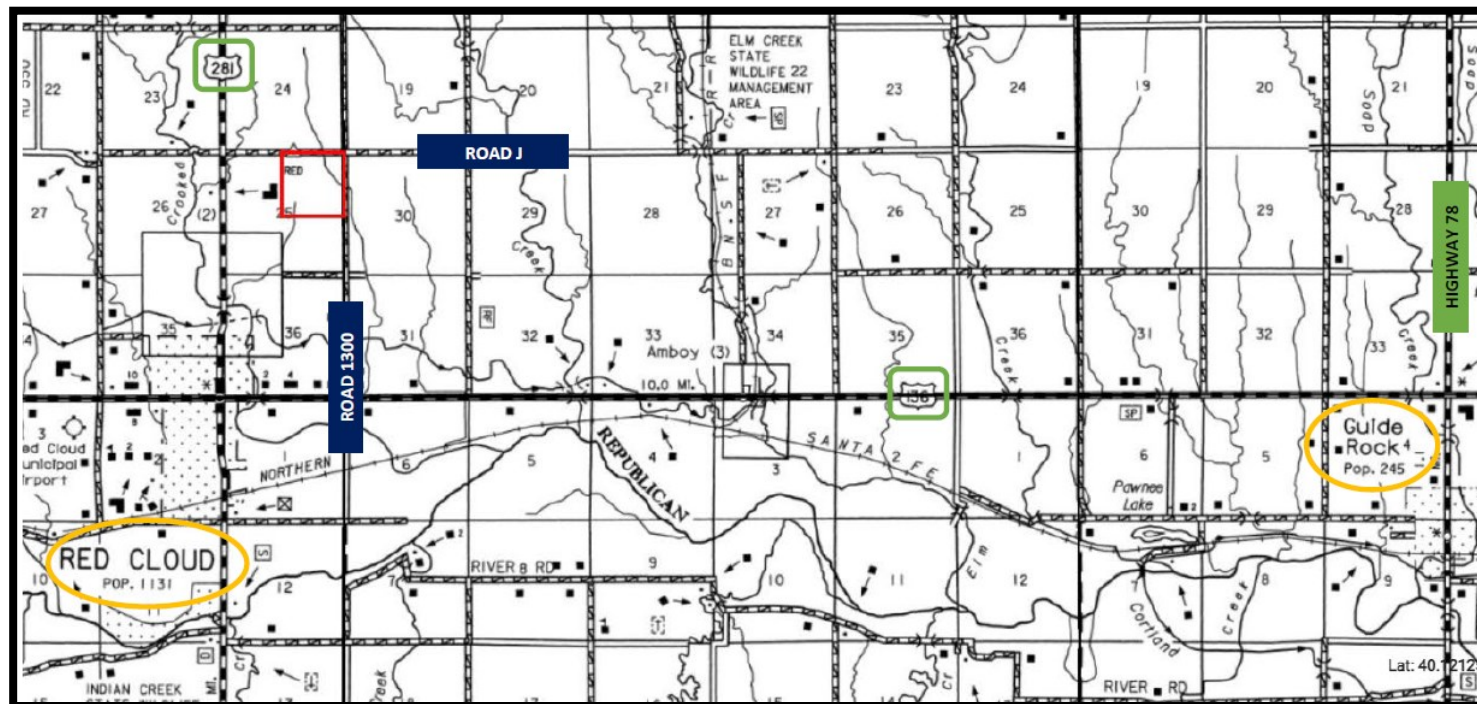


Natural Resource District: Lower Republican Natural Resource District.

Soils: Primarily soils consist of Meadin loam and Holdrege soils, with slopes ranging from 3-30%.

FSA Information: Total Farmland: 156.8 acres

Personal Property: Property includes a crepe feeder and stocktanks.







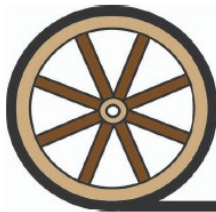
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