



ACREAGE

28985 E GARFIELD TABLE RD
ARNOLD, NE

Here is the perfect property for those seeking a rural lifestyle with ample opportunities for farming and ranching.

OFFERED AT
\$685,000

240 +/- ACRES
2,032 SQ FT



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LINCOLN12

PROPERTY DETAILS

Here is the perfect property for those seeking a rural lifestyle with ample opportunities for farming and ranching. The location close to North Platte NE provides easy access to amenities and services while still allowing for a peaceful, country setting. The home and additional buildings offer plenty of space for storage and equipment, making it a great option for those looking to start or expand their agricultural business.

The land consists of 240 +/- acres with 53 +/- acres of hay-meadow/dryland that has the capability to produce over 30 tons of hay/year, and 187 +/- acres of grassland that can support up to 30 cow/calf pair during the summer grazing season.

TOTAL ACRES (PER ASSESSOR) - 240 +/-

- 187 +/- PASTURE ACRES
- 53 +/- DRYLAND ACRES

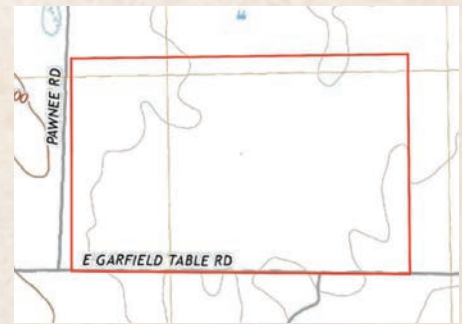
LEGAL DESCRIPTION

SOUTHWEST QUARTER (¼), WEST
HALF (½) SOUTHEAST QUARTER (¼)
SECTION NINE (9) TOWNSHIP
SIXTEEN (16) NORTH RANGE
TWENTY-SEVEN (27) WEST OF THE
6TH P.M. 240 +/- ACRES IN LINCOLN
COUNTY, NE

PROPERTY TAXES - \$1,573.84

PROPERTY DIRECTIONS

FROM SINCLAIR IN STAPLETON NE,
TRAVEL SOUTH ON US HIGHWAY 83
FOR 9 MILES. TURN LEFT ON TO EAST
GARFIELD TABLE ROAD AND TRAVEL
7.5 MILES. PROPERTY IS ON THE NORTH
SIDE OF THE ROAD.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	81.05	35.49	11	16	6e
2594	Hersh and Valentine soils, 6 to 11 percent slopes	43.97	19.25	0	34	4e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	33.98	14.88	0	47	3e
2832	Uly-Coly silt loams, 6 to 11 percent slopes	18.1	7.93	0	71	4e
2818	Uly silt loam, 3 to 6 percent slopes, eroded	17.2	7.53	0	55	3e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	16.9	7.4	0	23	4e
8870	Hord silt loam, 1 to 3 percent slopes	9.69	4.24	0	75	2e
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	4.96	2.17	0	49	3e
2597	Hersh fine sandy loam, 6 to 11 percent slopes	1.29	0.56	0	46	4e
8867	Hord fine sandy loam, 1 to 3 percent slopes	1.2	0.53	0	58	2e
TOTALS		228.34(*)	100%	3.9	35.5	4.37



BUILDING DETAILS

The property has been equipped with bins and established shelterbelts, along with a 2032 sq. ft. home built in 1930, with 6 beds and 3 baths, and a detached four-car garage with a 140 sq. ft. heated workspace.



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