

LAND FOR SALE

FURNAS COUNTY SECTION

Location: 1.5 miles west of Hendley, NE or 11 miles south and 7 miles east of Cambridge, NE.

Legal Description: All of Section 22-T2N-R24W of the 6th P.M., Furnas County, Nebraska.

Acres: 626 tax assessed acres.

Taxes: 2013 real estate taxes payable in 2014 - \$8,954.44.

Land Use: The farm consists of approximately 441 acres of dry cropland and 158 acres of rangeland, as well as a 78' x 48' Cleary building.

FSA Data: Crop base & yields: Wheat - 128.1 acres at 40 bushels; Corn - 101.1 acres at 67 bushels; Grain Sorghum - 89.8 acres at 62 bushels.

Stock Water: Livestock water at the pasture is provided by a well equipped with an electric submersible pump servicing one tank. There is also a well with a submersible pump located at the building site.

Soils: Cropland soils consist primarily of Class II & III Holdrege silt loam with lesser amounts of Coly-Uly, Uly and Holdrege-Coly Silt loam. Rangeland soils consist of a combination of Coly-Nuckolls, Uly, Holdrege and Coly-Uly silt loam.

List Price: **\$1,560,000** **Cash**

Comments: Excellent quality combination farm with open possession for the 2014 cropping and grazing seasons. Seller would like to reserve use of the Cleary building until December 31, 2014 through a lease back.

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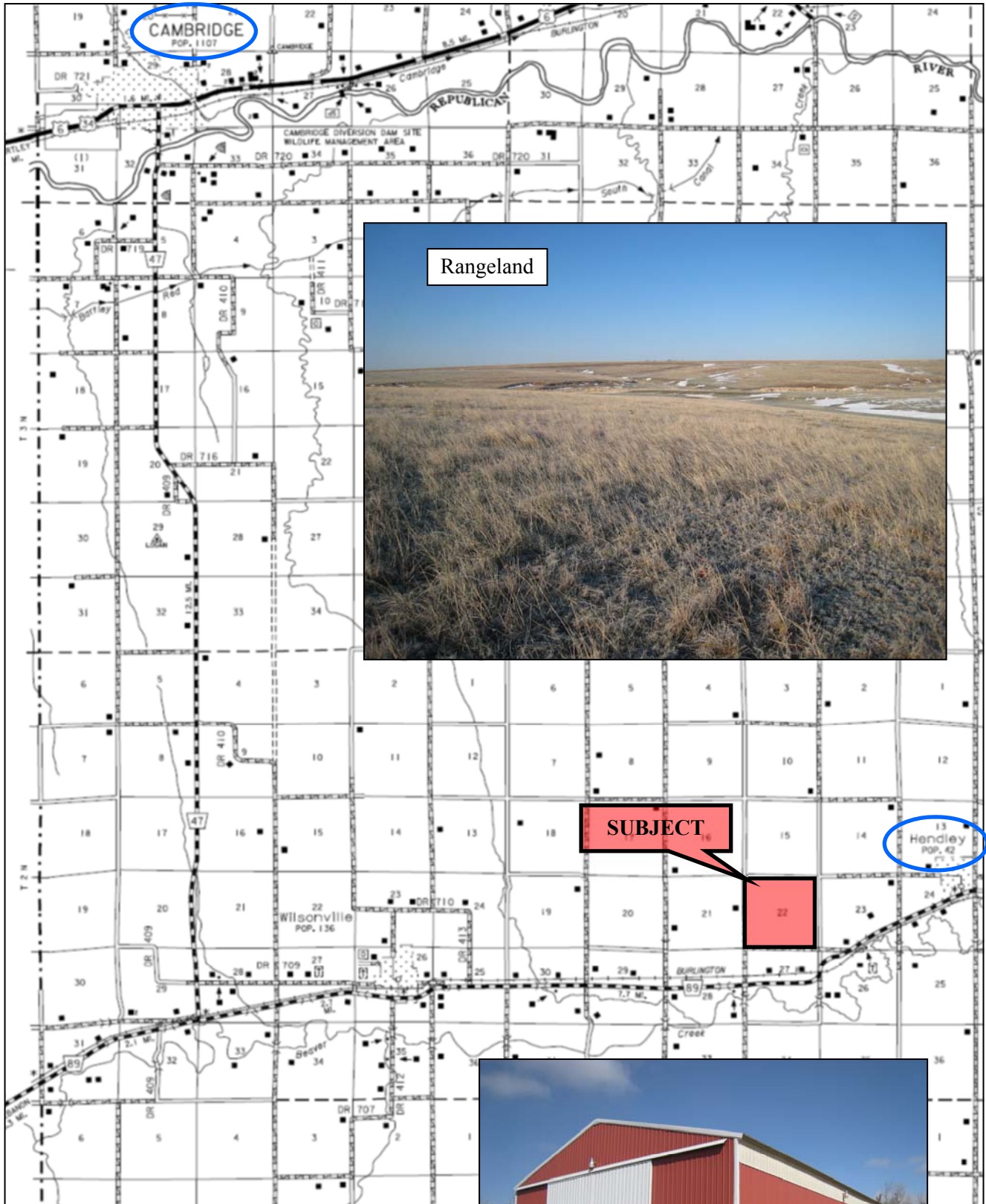
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LOCATION MAP



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