

# LAND FOR SALE

## WEBSTER COUNTY RECREATIONAL FARM

**SOLD**  
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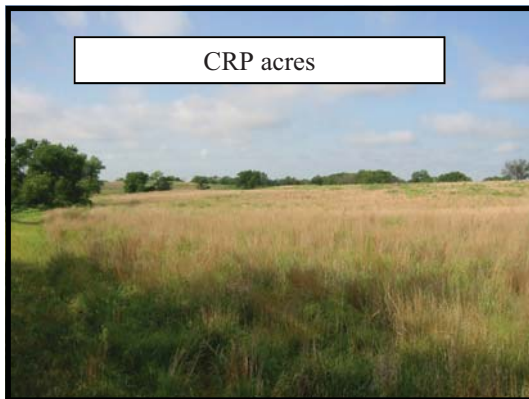
Location: 9 miles west and 4 miles north of Cloud, or 2 miles west and 4 miles north of the small community of Inaale. Access is provided by county gravel roads.

Legal Description: SE1/4 Section 8-T2N-R12W of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Property Description: Webster County Assessor indicates a total of 160.0 tax assessed acres. Farm includes 88.2 acres of dry cropland of which 36.1 acres is enrolled in the government conservation reserve program. Balance of the farm consists of a rural acreage with heavily wooded grassland, bisected by Farmers Creek. The natural terrain combined with the heavily wooded areas, and several natural springs, provide excellent habitat for upland game such as deer, turkey, pheasants, and quail, along with other numerous wildlife.



Building Improvement: Approximately 2,000 sq.ft. 1 1/2 story home which is under construction, and nearly complete. Contains three bedrooms and one bath, along with a modern kitchen equipped with new appliances. This could be used as a nice family home, or an elaborate hunting cabin.



Soils: Soils consist of Hobbs, Holdrege, Gibbon, and Coly silt and silty clay loams with slopes ranging from 0-31%.

FSA Information: Webster County Farm #503  
Government Base Acres  
Wheat 27.6 acres at 38 bu/acre  
Grain Sorghum 21.4 acres at 65 bu/acre  
Soybeans 3.1 acres at 18 bu/acre  
Yields are for both direct and counter cyclical Payments. 36.1 acres enrolled in the government CRP program through September 30, 2011.  
**Annual payment - \$1,986.**

*Offered Exclusively By:*



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

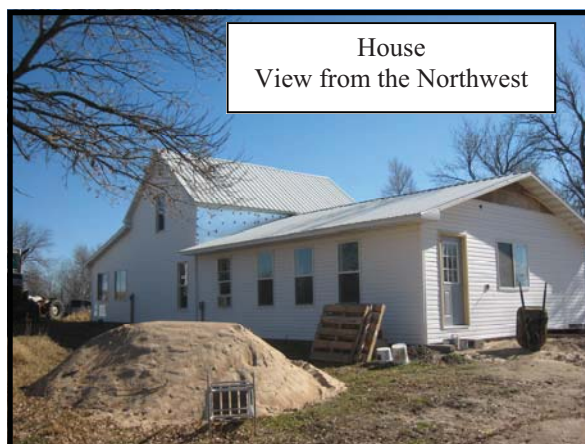
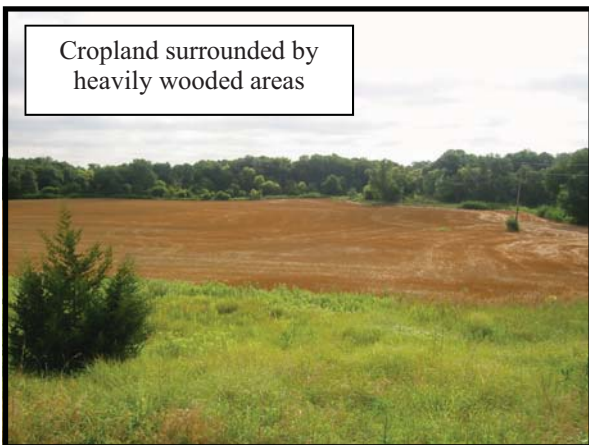
Taxes: 2008 RE Taxes – \$1,433.40

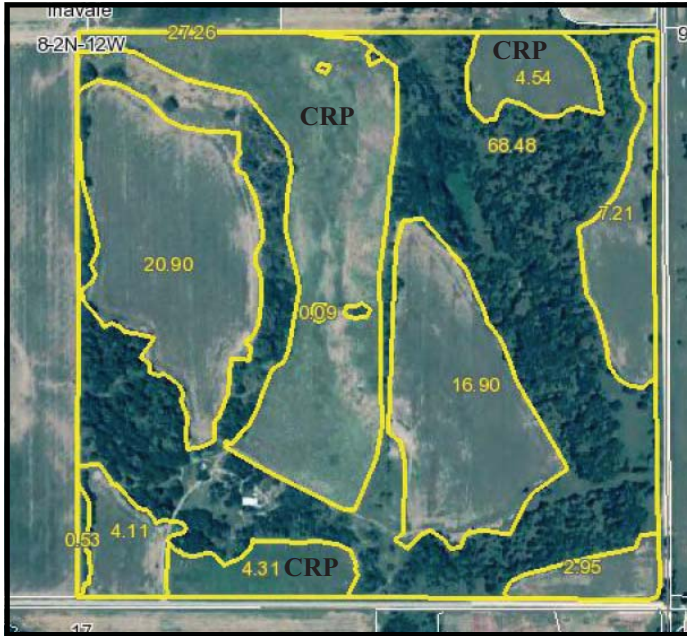
List Price: \$252,000

Comments: This is an opportunity to own a property which offers numerous recreational amenities along with solid income from cropland, part of which is enrolled in the government CRP program.

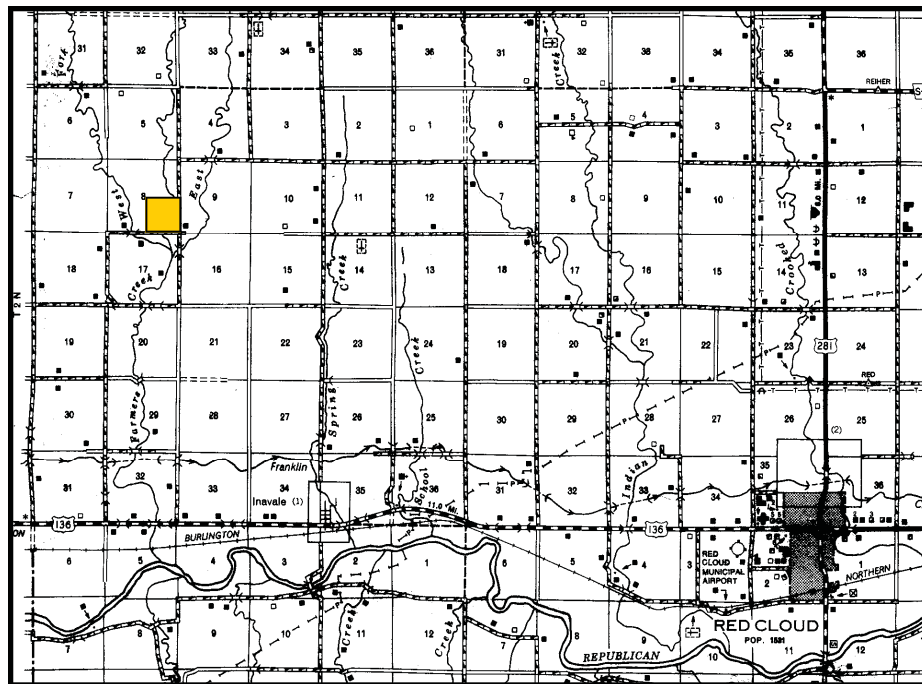
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# AERIAL PHOTO & LOCATION MAP





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