

LAND FOR SALE

WEBSTER CROPLAND & PASTURE



Location: 1 mile west, then 6 miles south of Lawrence, southeast of the intersection of Road Q and Road 2400 in eastern Webster County, Nebraska (only 2 miles from Highway 78).

Legal Description: The Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska [160.00 tax-assessed acres]

Comments: High-quality, non-irrigated cropland farm with lesser amounts of fenced pasture. Livestock water provided by dams/dugouts. The cropland has conservation measures in place and the pasture has cropland potential.

Leases: Subject to a cropland/pasture lease for the 2021 growing season. Also subject to a wind energy lease.

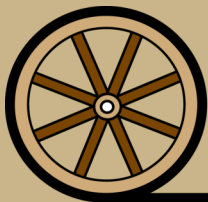
Taxes: 2020 Taxes—\$4,574.04

Price: **\$575,000.00**

Contact: Adam D. Pavelka,
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Offered Exclusively By:

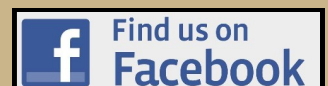


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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

Resources District: Lower Republican Natural Resources District.

Soils: Primarily Holdrege soils, Hobbs and Hastings silt loam soils, with slopes ranging from 0-7%.

FSA Information: Total Farmland: 156.17 acres Total Cropland: 105.05 acres
 Government Corn—32.75 PLC Yields: Corn—115
 Base Acres: Wheat—29.93 Wheat—42

