

LAND FOR SALE



BEEMER 80

Location: From Beemer, Nebraska: 1 ¾ miles east on Road N in central Cuming County, Nebraska (northwest of the intersection of Road N and 14th Road).

Legal Description: The East Half of the Southeast Quarter (E ½ SE ¼) of Section Thirty (30), Township Twenty-Three (23) North, Range Six (6) East of the 6th P.M., Cuming Co., Nebraska [79.59 surveyed acres].

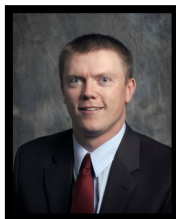
Comments: This is a high-quality, non-irrigated cropland farm with productive soils. Location on a hard-surfaced road within the heart of some of Nebraska's best livestock feeding country gives this farm great access to manure nutrients and strong local markets!

Taxes: 2020 Estimated Taxes—\$5,004.99

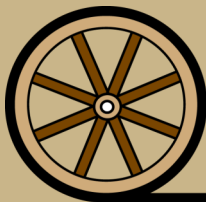
Lease: Subject to a lease for the 2021 crop season.

Price: **\$800,000.00**

Contact: Adam D. Pavelka,
Listing Agent
(402)984-7744
adam@agriaffiliates.com



Offered Exclusively By:

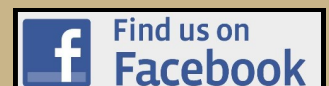


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are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



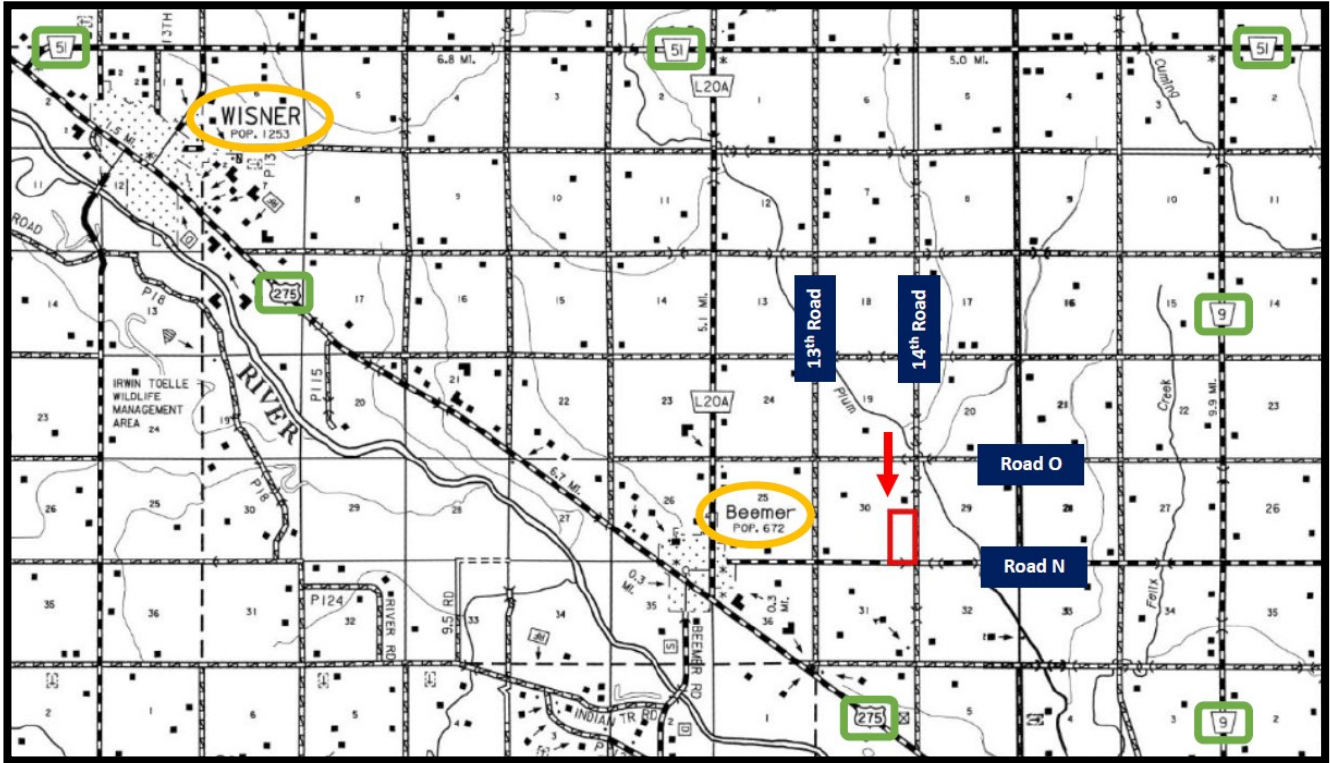
Natural

Resource District: Lower Elkhorn Natural Resources District.

Soils: Zook, Belfore, and Moody silty clay loams, with slopes ranging from 0-6%.

FSA Information*:	Total Farmland:	<u>77.59 acres</u>	Total Cropland:	<u>77.59 acres</u>
	Government Base Acres:	<u>Corn—19.20</u>	PLC Yields:	<u>Corn—139</u>
		<u>Soybeans—19.20</u>		<u>Soybeans—46</u>

*Estimated based upon proposed acreage split.



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