

LAND FOR SALE

RED CLOUD RECREATION COMBO

**PRICE
REDUCED!**



Location: Approximately 1 ½ miles east of Red Cloud, northwest of the intersection of Road 1400 and Highway 136 in south-central Webster County, Nebraska.

Legal Description: The East Half (E ½) of Section Thirty-One (31), less a portion, and the East Half of the Southeast Quarter (E ½ SE ¼) of Section Thirty (30), all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [365.98 tax-assessed ± acres]. This listing does not include 29.12 ± acres with house and outbuilding in the southwest corner of Section 31.

Comments: This property provides a nice combination consisting of primarily hardland range with lesser amounts of cropland and Bostwick Irrigation District rights. Established treelines, proximity to and excellent views of the Republican River Valley (within ½ mile) also provide excellent hunting and recreational opportunities.

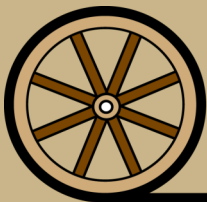
Leases: Full possession available at closing.

Taxes: 2021 Taxes—\$6,679.20 + \$175.20 (occupation taxes)

Price: ~~\$949,000.00~~ **\$795,000.00 for land acres + \$27,900.00 for water rights (18.60 ac).**

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Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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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 & Irrigation District:

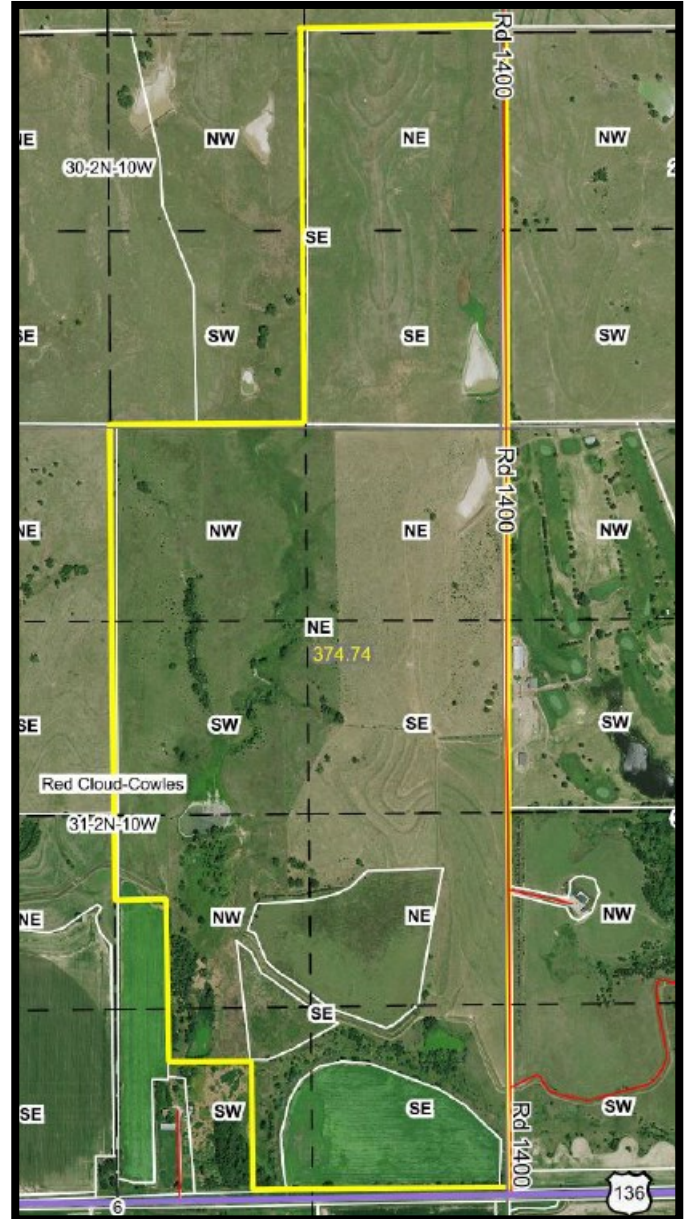
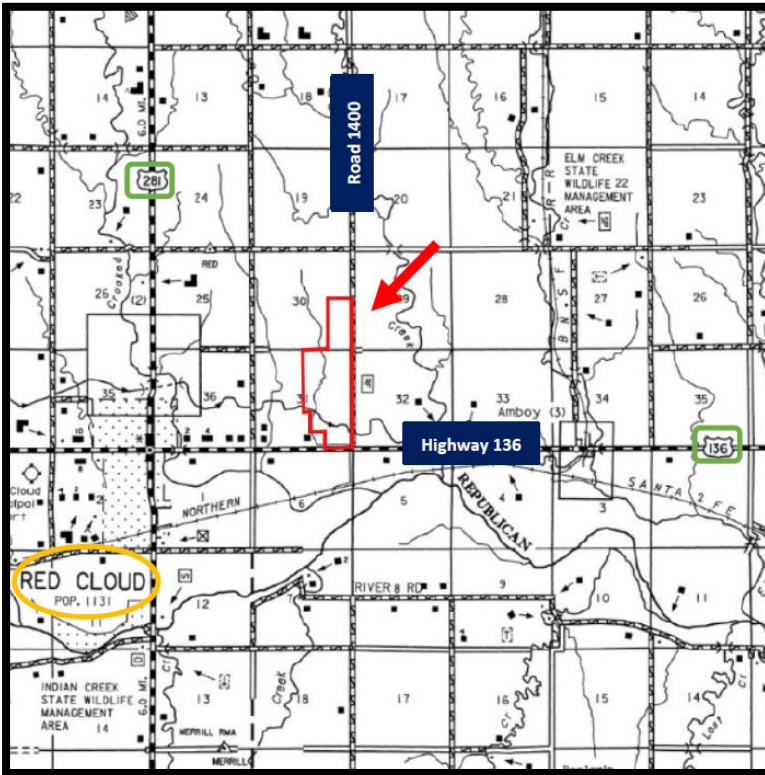
Lower Republican Natural Resource District (NRD). This NRD reports 21.90 certified irrigated acres and the Bostwick Irrigation District reports 18.60 irrigated acres.

Soils:

Primarily silt loam and silty clay loam soils, with slopes ranging from 3-11%.

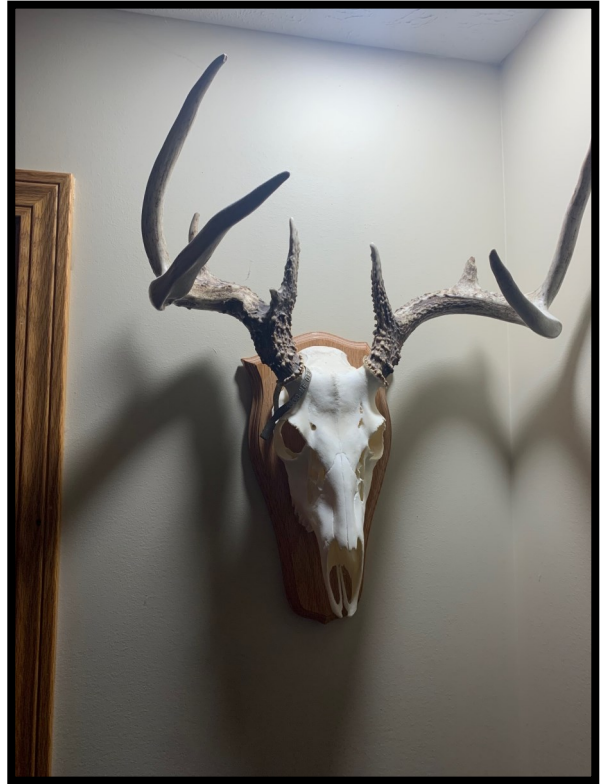
FSA Information:

Total Estimated Farmland:	<u>363.34 acres</u>	
Total Estimated Cropland:	<u>50.30 acres</u>	(only 23.73 currently in crop production)
Estimated Government Base Acres:	<u>Corn—42.7</u>	PLC Yields: <u>Corn—117</u>
	<u>Gr. Sorg.—9.0</u>	<u>Gr. Sorg—88</u>



Excellent hunting opportunities!

Deer, turkeys, pheasants, quail, prairie chickens, red fox,
and bobcats have all been harvested on this property.



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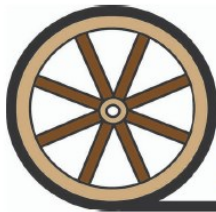
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