

160 Acres +/- Northern Webster Co

SOLO

*Top Quality Dry Land
Farm Ground
Silt Loam Soils*

Call us to see this property.

**COLDWELL
BANKER**

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LAND FOR SALE

160 Acres more or less

Webster County, Nebraska

Location: South of Bladen 5 miles on Road 800 to T Road.

Legal Description: 160 Acres more or less being the Northeast 1/4 of Section 7, Township 3 North, Range 11 West of the 6th P.M. Webster Co., Nebraska.

Property Description: Combination farm with dryland and grass. Soils are Hasting silt loam and Holdrege soils, with 90% of the farm ground being Class 1 Soils. 130.37 acres of farm ground are level, rated as non highly erodible. There are opportunities to development the grass land into additional cropland. Property has easement for 1 tower.

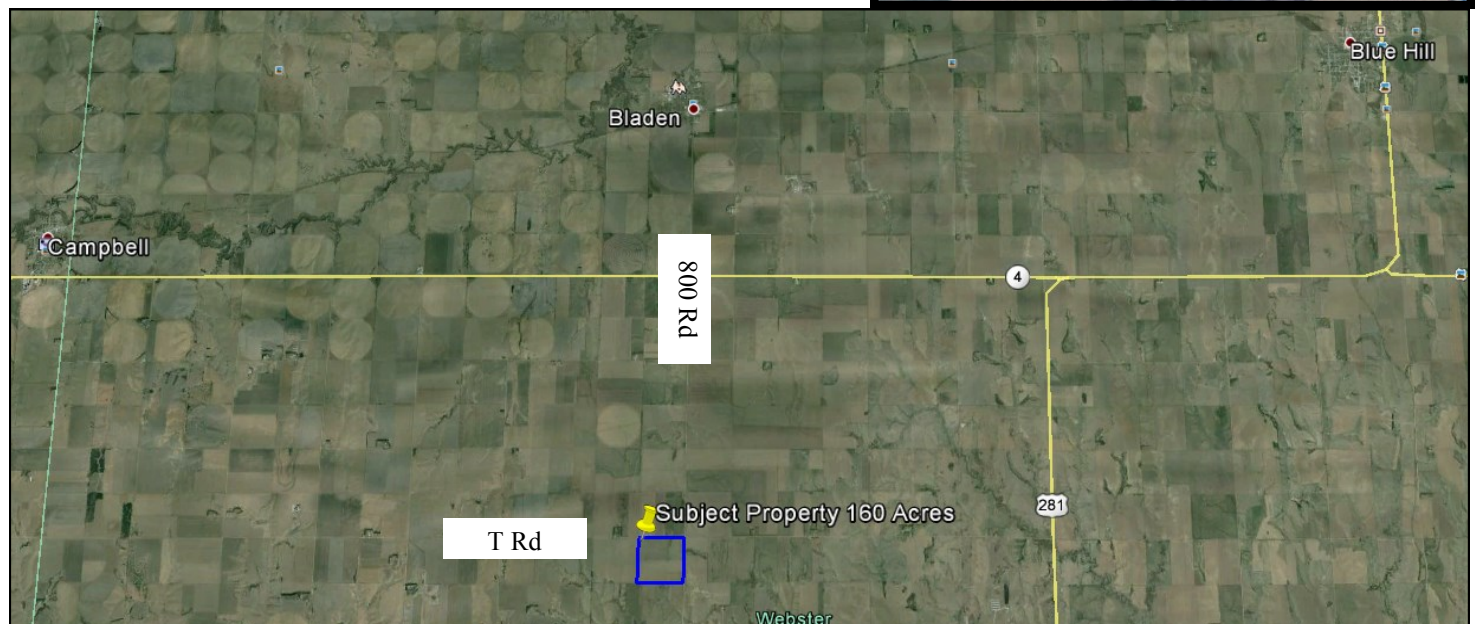
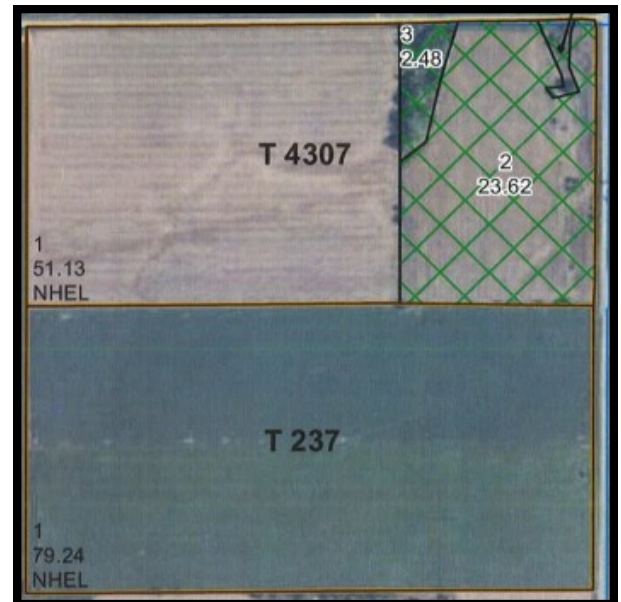
FSA Crop Bases: Cropland 130.37 Acres; Total Base Acres 127.60, Base Acres, Wheat 11.70, Direct Yield 38, CC Yield 38; Grain Sorghum 115.90, Direct Yield 72, CC Yield 72

Parcel ID #s: 002001300, 002001100

Property Taxes: 2014-\$3,444.32

Sale Price: \$600,000.00

Closing Date: Dec. 15,2015



This information is believed to be correct, but is not guaranteed. Purchasers should verify all information to their own satisfaction.