

LAND FOR SALE

FURNAS COUNTY, NE

Price Improvement: \$290,000



Furnas06

161 +/- Acres Per Assessor

Offering a very nice combination farm that consists of approximately 122+/- cropland acres with highly productive, Holdrege silt loam soils. The balance of the farm is hardland pasture with a windmill for a water source. Full possession at closing. This is a really good farm to add to your operation and land holdings! Take advantage of this opportunity!

Legal Description: Northwest 1/4 Section 30, Township 1 North, Range 24 West

2019 Property Taxes: \$2,613.84



Jeff Moon, ALC

Jeff.Moon@AgWestLand.com

415 W. 4th Ave. • Holdrege, NE 68949

308.627.2630 • AgWestLand.com





CONTACT US FOR MORE INFORMATION

Driving Directions: From Wilsonville, NE travel east on Hwy 89 for 1 mile. Head south on Road 414 for approximately 5 1/2 miles. The farm is located on the southeast corner of Road 414 and Road 704.

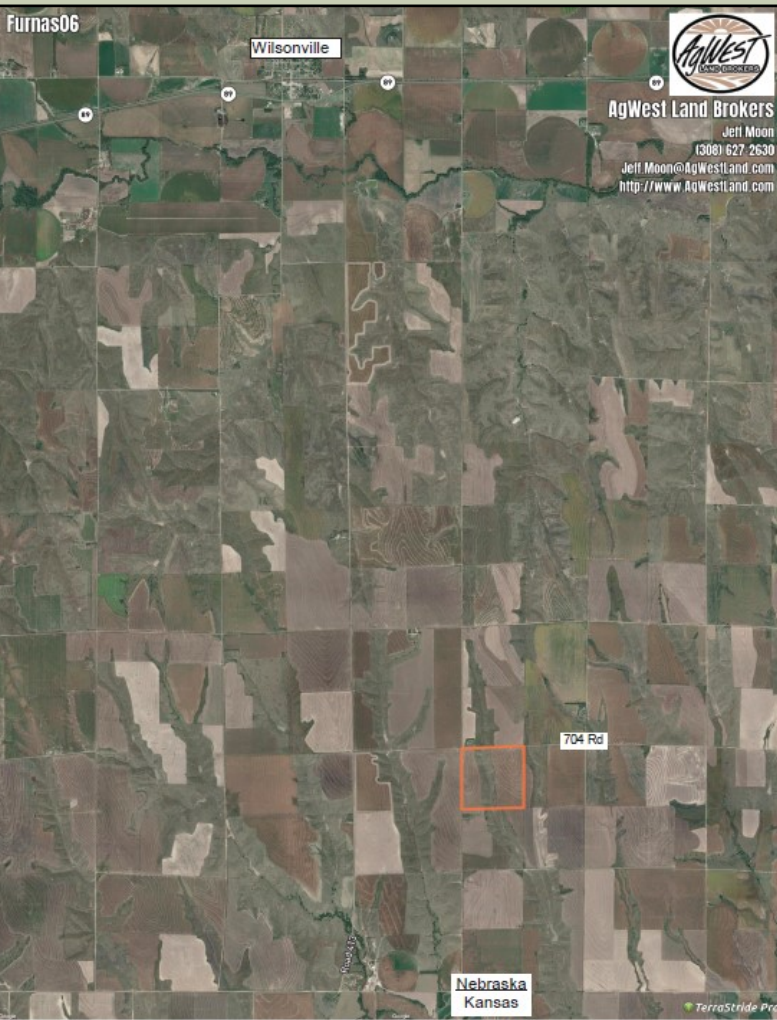
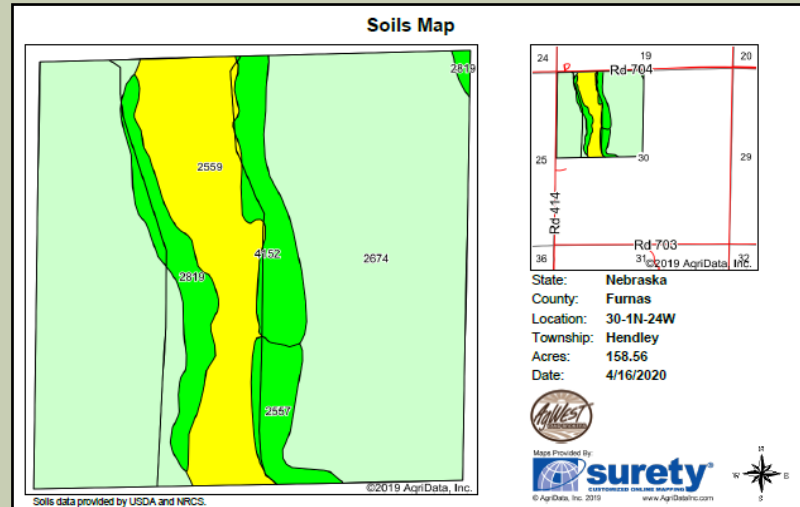
FSA Information:

Cropland Acres: 121.54

Wheat: 39.21 Base Acres - 42 PLC Yield

Corn: 36.54 Base Acres - 103 PLC Yield

Grain Sorghum: 6.22 Base Acres - 72 PLC Yield



The information contained herein is as obtained by AgWest Land Brokers—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.