

LAND FOR SALE



Frontier County Dry Cropland

193.61 ± ACRES | FRONTIER COUNTY, NEBRASKA

No-Till Crop Production

29 years of continuous, no-till crop production on excellent soils- 84.5% Class II
Hall silt loams soils with very well maintained terraces.



Bruce Dodson, AFM

LISTING AGENT:

BRUCE DODSON, AFM

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Chase Dodson, D.J. Lunkwitz, Bonnie Downing, Faith Correll,
Mike Polk, Mike Wilken

View Full Brochure
& Listing



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Providing Farm & Ranch Real Estate Services

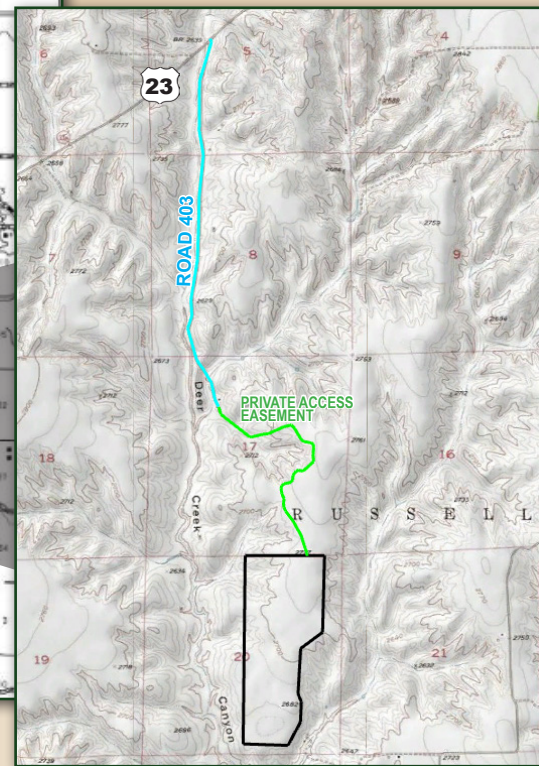
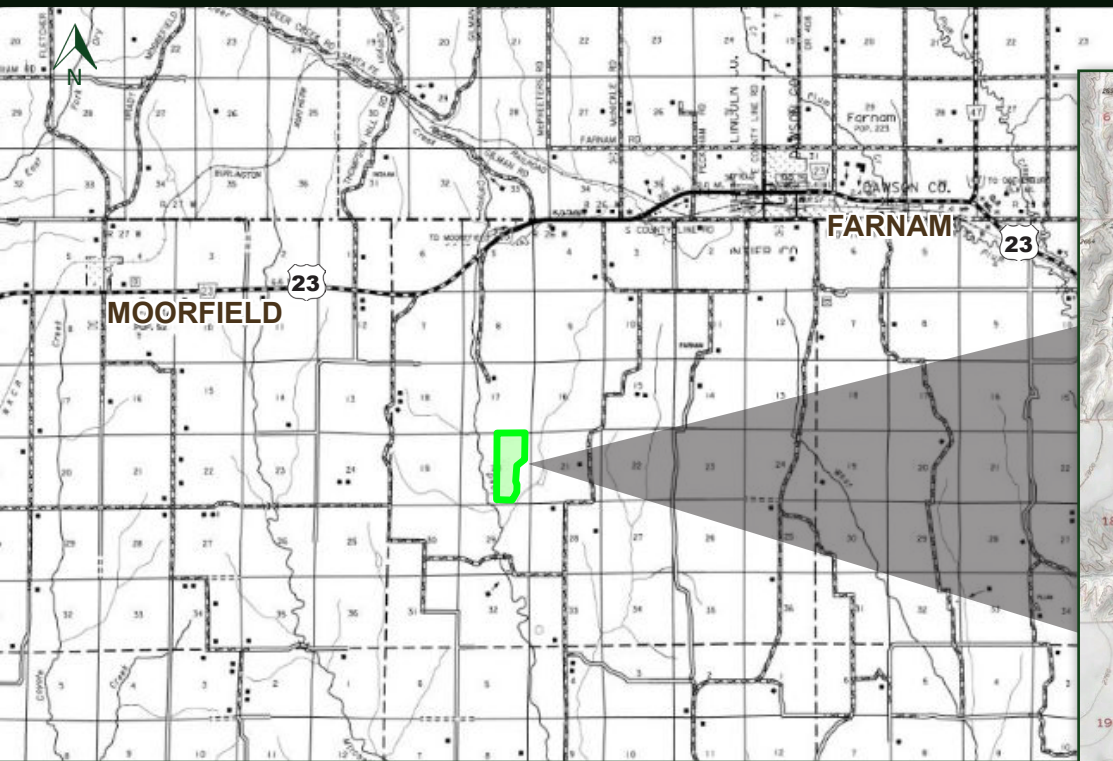
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PROPERTY INFORMATION



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LOCATION:

From Farnam: Head west on U.S. Highway 23 for approximately 4 miles. Turn south onto Road 403 and continue for 1.9 miles. Then, follow the easement road for 1.3 miles. The property will be on the south side.

LEGAL DESCRIPTION:

PT. E $\frac{1}{2}$ (Less a surveyed tract on recorded survey 985-246) of Section 20, Township 8 North, Range 26 West of the 6th P.M. in Frontier County, Nebraska.

ACRES & TAXES:

193.61 Tax Assessed Acres
2024 Taxes due in 2025: \$1,874

LAND USE:

158.4 \pm acres dryland; 35.2 \pm acres upland hay/winter range and wildlife habitat.

NRD:

Middle Republican Natural Resources District

FARM SERVICE AGENCY INFORMATION:

121.49 acres wheat base @ 45 PLC yield; 15.57 acres corn base @ 128 PLC yield; 21.34 acres grain sorghum @ 68 PLC yield.

CROPLAND SOILS:

84.5% Class II Hall silt loam

POSSESSION:

Subject to the landowner's growing crop.

PRICE:

\$431,000

CALL BRUCE DODSON 308.539.4455

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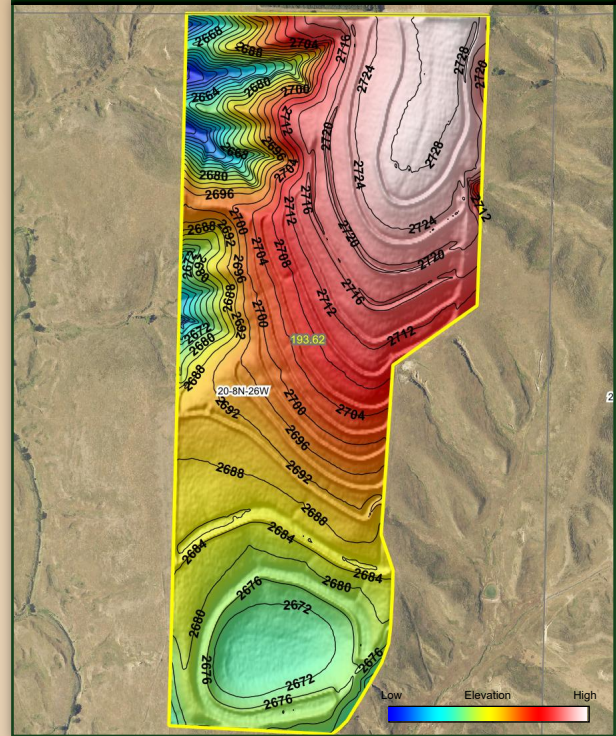


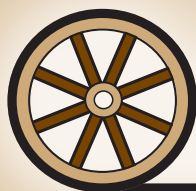
AERIAL & SOIL MAPS

AERIAL MAP



TOPOGRAPHY





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