

LAND FOR SALE



Boone County Cropland

70.89 ± ACRES | BOONE COUNTY, NEBRASKA

70.89 acres of productive, non-irrigated cropland, located only 1 mile off of State Highway 52 and near exceptional local grain markets. Don't miss this opportunity to add this quality investment farm to your portfolio!



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& Listing

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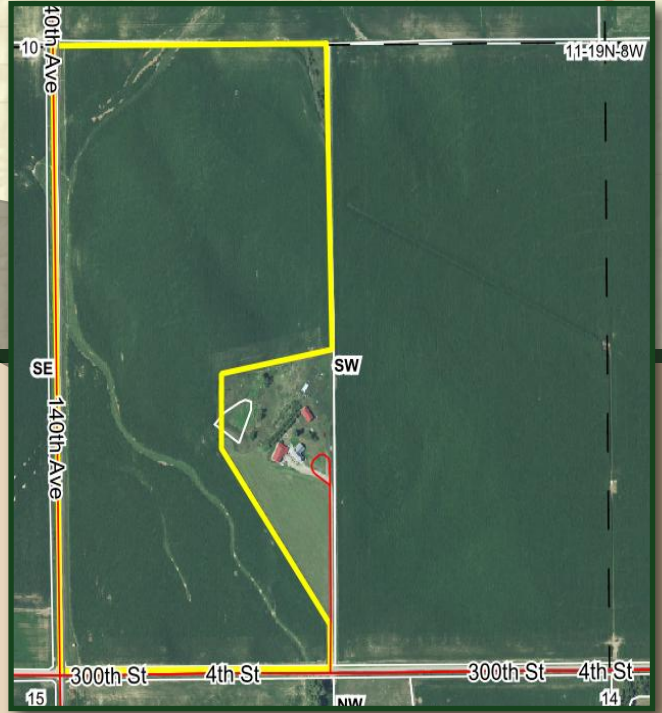


PROPERTY INFORMATION

LEGAL DESCRIPTION:	The West Half of the Southwest Quarter (W½SW¼) of Section Eleven (11), Township Nineteen (19) North, Range Eight (8) West of the 6th P.M., Boone County, Nebraska, less a tract.	
LOCATION:	<u>From Albion, Nebraska:</u> 10 ½ miles west on Highway 91, then 3 ½ miles south on 140th Avenue to the northwestern corner of the property. Or only 1 mile east of Primrose, Nebraska.	
ACRES & TAXES:	Tax-assessed Acres <u>70.89 acres</u> 2023 Real Estate Taxes <u>\$2,244.92</u>	
LEASES:	Existing cash rent lease for the 2024 growing season.	
SOILS:	Primary soils on this parcel consist of Hobbs silt loam and Crofton-Nora complex.	
NRD:	Lower Loup Natural Resources District.	
FSA INFORMATION:	Total Farmland: <u>67.38 acres</u>	Total Cropland: <u>66.49 acres</u>
	Government Base Acres: <u>Corn - 25.50</u>	PLC Yields: <u>Corn - 131 bu</u>
	<u>Soybeans - 25.50</u>	<u>Soybeans - 51 bu</u>
COMMENTS:	This is a productive row-crop farm, which is a perfect addition for the investor and active producer alike.	

PRICE: \$725,000.00







Don't miss this opportunity to own a productive, non-irrigated row crop farm, near exceptional local grain markets!



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