

LAND FOR SALE
CASS COUNTY, NEBRASKA
277.53 ACRES
\$2,190,000



DESCRIPTION: This is a very productive dryland farm with 205.1 acres tillable. Excellent deer and turkey hunting property due to the creeks and large wooded areas. Property also includes a monthly cell tower lease payment and a monthly acreage rent payment.

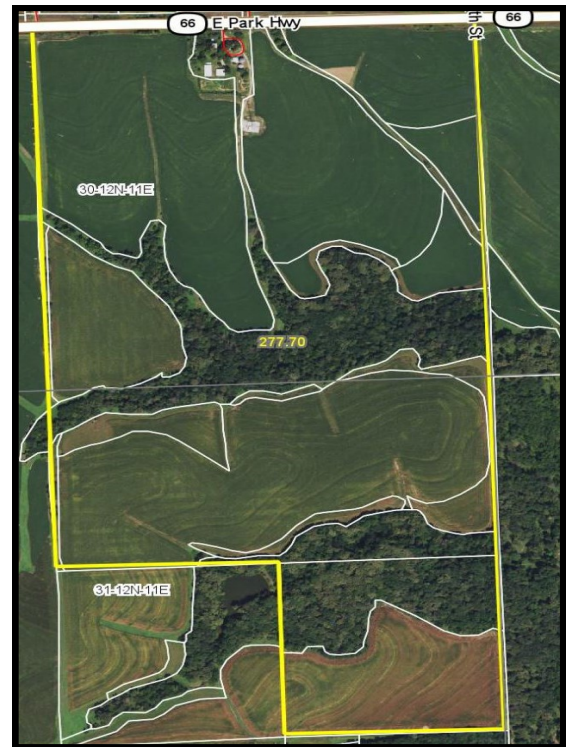
LEGAL: Southeast Quarter (SE4) except highway Section 30, Township 12, Range 11 East (157.33 +/- acres); North Half of the Northeast Quarter (N2NE4) Section 31, Township 12 North, Range 11 East (80.0 +/- acres); and Southeast Quarter of the Northeast Quarter (SE4NE4) Section 31, Township 12 North, Range 11 East (40.0 +/- acres) all in Cass County, Nebraska

LOCATION: Property is located on the South side of Highway 66 between South Bend, Nebraska, and Highway 50, just south of the Platte River State Park entrance.

2016 REAL ESTATE TAXES: Approximately \$20,399.66

PRIMARY SOILS:

<u>% Soil Type</u>	<u>Soil Class</u>
83.2% Marshall silty clay loam	Ile & IIle
5.9% Kennebec silt loam	IIw
4.1% Nodaway silt loam	VIw
3.6% Judson silt loam	Ile



POSSESSION: The Seller would like to close and give possession in January 2018. The buyer would be able to cash rent the farm for the 2017 farm year.



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Please visit our website for more information: www.ufarm.com

The information contained herein is deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein.