

LAND FOR SALE
FRONTIER COUNTY, NEBRASKA
940.5 +/- ACRES
\$810,000

Opportunity to own a combination ranch/farm in north central Frontier County, Nebraska. Canyon pasture with hunting attributes and Class II cropland gives the owner plenty of operational options.

LEGAL DESCRIPTION: NW1/4; Pt NE1/4 Lying W of Co Rd 14-7-30; SE1/4; E1/2SW1/4 10-7-30; Pt S1/2 11-7-30; NE1/4; E1/2NW1/4 15-7-30; Pt SW1/4 W of County Rd 14-7-30, Frontier County, NE

FSA INFORMATION: 252.7± Acres FSA Cropland - 673.66± Acres FSA Grass

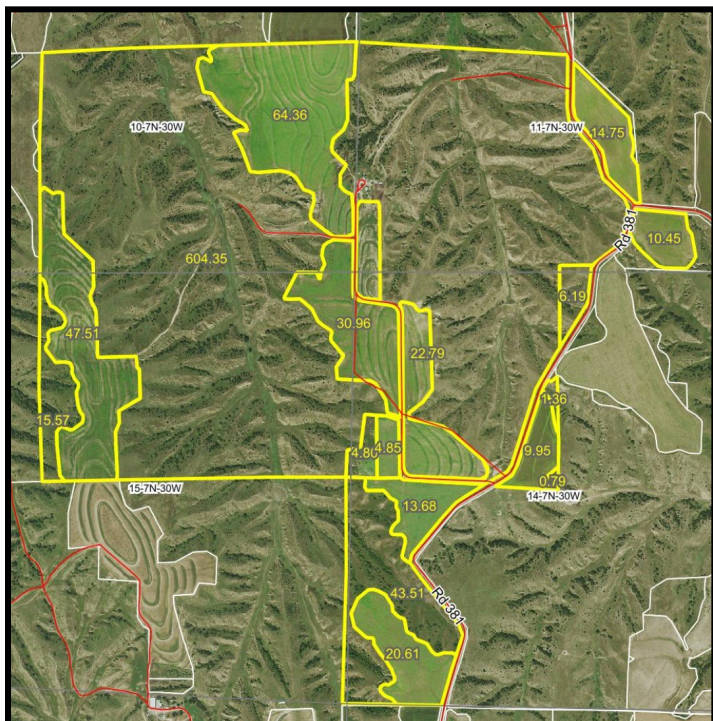
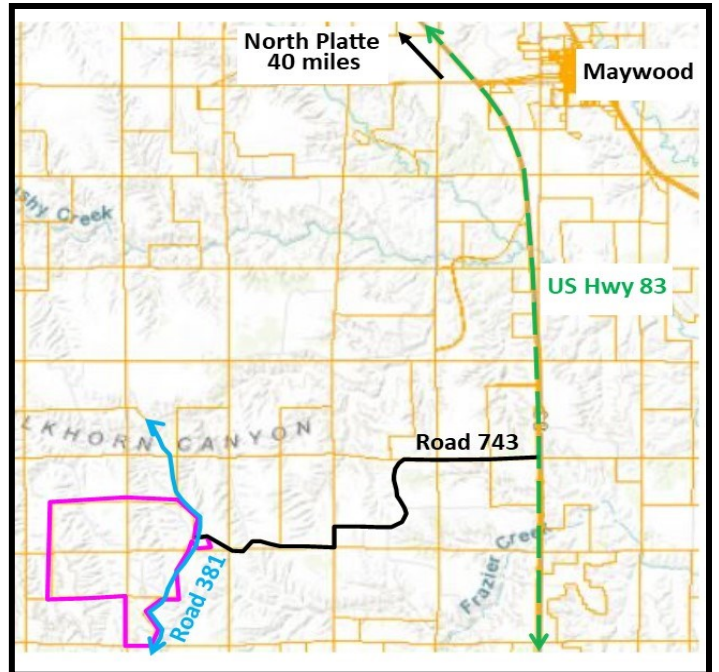
Farm # 6603 - Wheat Base: 118.88 acres, yield 38; Oats Base: 17.15 acres, yield 48. Grain Sorghum Base: 185.17 acres, yield 55. 2014-2018 Farm Program Enrollment: ARC County Wheat, Oats & Grain Sorghum

POSSESSION: Possession at Closing, subject to 2020 Lease

REAL ESTATE TAXES: \$8,840.54 for 2019

SOILS: Primary cropland soils - Class II and III

MINERAL RIGHTS: All owned mineral rights to pass to the Buyer.



Randy Clavel

Associate Broker

308-532-4066 (office)

308-530-2006 (cell)

Randy.Clavel@ufarm.com

111 S Dewey Street • North Platte, NE 69101

Please visit our website for more information
www.ufarmrealestate.com