



LAND FOR SALE
CEDAR COUNTY, NEBRASKA
160 +/- ACRES
\$832,000

A rare opportunity to purchase property with good soils and irrigation development potential. There are no restrictions on well drilling in Lewis and Clark NRD.

LOCATION: The land is located two miles west from the intersection of Highways 81 and 84, then one mile north on 553rd Avenue. From Bloomfield it is ten miles east on Hwy 84 and one mile north. From Crofton it is seven miles south and two miles east on 883 Road.

LEGAL DESCRIPTION: The Southwest Quarter (SW4) of Section Twenty-Nine (29), Township Thirty-One (31) North, Range One (1) West of the 6th P.M. in Cedar County, Nebraska.

LAND DESCRIPTION: The land is 53 +/- acres of excellent cropland and the rest is grass. The grass has a water well and two dams. It is perimeter fenced with the west and north fence high tensile steel barb wire with new wooden and steel posts.

SOIL DESCRIPTION: Cropland soils are mostly Alcester silty clay loam 2-6% and Baltic silty clay loam occasionally flooded. Grassland soils are mostly Crofton, Nora, Moody and Hord. Topography is undulating to rolling.

REAL ESTATE TAX 2022: \$5,455.10

POSSESSION: Full possession for 2024 at closing subject to any existing lease.

TERMS: Successful buyer will be required to sign purchase agreement and deposit 10% earnest money with closing in 30 days.



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