



LAND FOR SALE
LANCASTER COUNTY, NEBRASKA
54.52+/- ACRES
\$463,420

Opportunity to purchase property for productive dryland cropland for traditional row crop farming. This tract also would make an ideal location for an acreage site for someone wanting to enjoy country living. Property is located near Hallam and is a short distance from a major grain and crop inputs facility.

LOCATION: From Hallam go approximately one-half mile west on West Hallam Road to SW 58th Street then north to West Pella Road then go one-half mile west. The farm is on the north side of the road.

LEGAL: Remaining part of Lot 6 and Lots 1 and 12 in the Southwest Quarter (SW4) in Section Twenty-four (24), Township Seven (7) North, Range Five (5) East of the 6th PM in Lancaster County, Nebraska.

SOILS: Primarily Burchard clay loam, Wymore silty clay loam, Pawnee clay loam, Shelby clay loam & several other soil types for the remainder of the soil classes. Class III-VI soil ratings

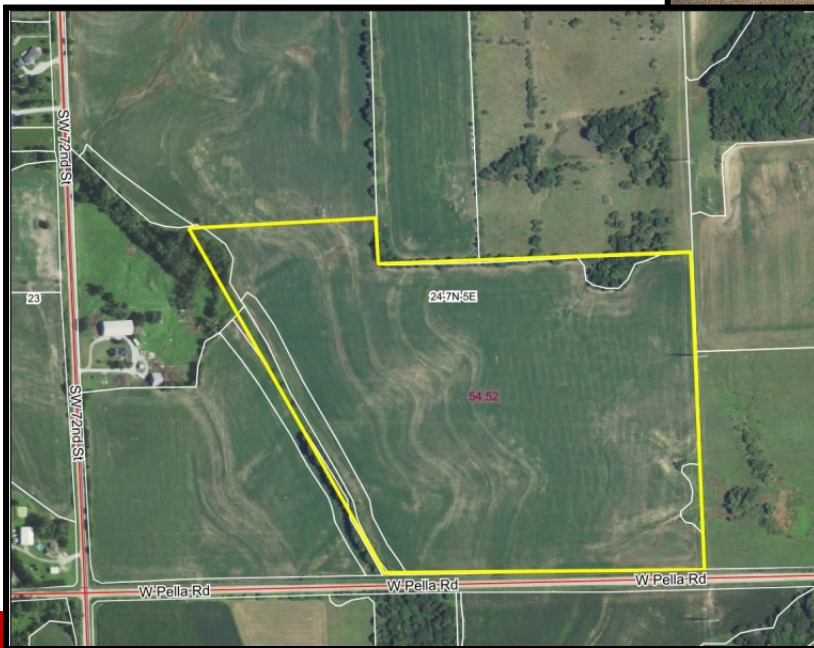
2022 REAL ESTATE TAXES: \$3,101.28 (Seller will pay 2023 and all previous real estate taxes.)

FSA INFORMATION:

52.19 Farmable Acres
49.66 Base Acres

SCHOOL DISTRICT: Crete

POSSESSION: Possession at closing subject to existing Farm Lease.



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