

LAND FOR SALE



Kearney County Cropland

31.23 ACRES | KEARNEY COUNTY, NEBRASKA

**A perfect-sized tract for a building site or someone looking for the right-sized investment property.
Located just outside of Minden, Nebraska!**



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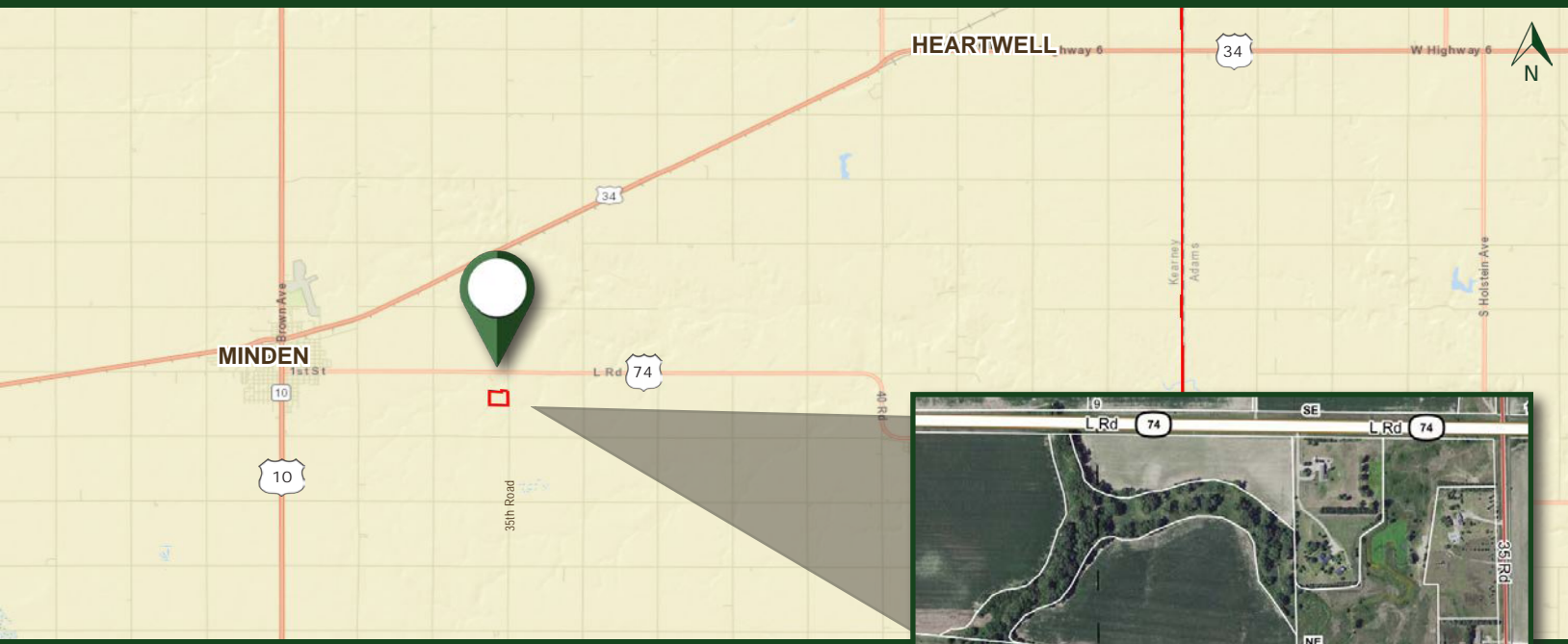


PROPERTY INFORMATION

LEGAL DESCRIPTION:	A tract in the South Half of the East Half of the Northeast Quarter (S½E½NE¼) of Section Sixteen (16), Township Six (6) North, Range Fourteen (14) West of the 6th P.M., Kearney County, Nebraska.	
LOCATION:	<u>From the intersection of Highways 10 and 74 in Minden, Nebraska:</u> Approximately 3 miles east on Highway 74, then ¼ mile south on 35th Road to the northeastern corner of the property.	
ACRES & TAXES:	Tax-Assessed Acres 31.23 acres 2023 Real Estate Taxes \$959.74	
LEASES:	Currently under lease for the 2024 and 2025 farming seasons.	
SOILS:	Primary soils on this parcel consist of Holdrege silt loams, with slopes ranging from 0-11%.	
NRD:	Tri-Basin Natural Resources District.	
FSA INFORMATION:	Total Farmland: <u>31.92 acres</u> Government Base Acres: <u>Wheat - 1.46</u> <u>Corn - 15.50</u> <u>Soybeans - 13.94</u>	Total Cropland: <u>31.92 acres</u> PLC Yields: <u>Wheat - 42 bu</u> <u>Corn - 174 bu</u> <u>Soybeans - 50 bu</u>
COMMENTS:	Quality soil types on a non-irrigated row-crop farm with exceptional access. Only one-quarter mile off Highway 74 east of Minden.	

PRICE: **\$185,000.00**







Don't miss this opportunity to purchase this exceptionally-located non-irrigated row crop farm, in Kearney County, Nebraska!



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