

# LAND FOR SALE



## Buffalo County Pasture & Dry Cropland

BUFFALO COUNTY | NEBRASKA

- LOCATION:** 3 miles south and 4 ½ miles west of Pleasanton. Farm is located on the corner of graveled Grand Island Road and Dove Hill Road.
- LEGAL DESCRIPTION:** Tract of land comprised of Lots 1, 2, 11, 12, 13, and 24 and part of Lots 3, 10, 14, 15, 22, and 23 all in Section 19-T11N-R16W of the 6th P.M., Buffalo County, Nebraska.
- PROPERTY DESCRIPTION:** Buffalo County Assessor indicates a total of 336.16 tax-assessed acres. Farm consists of dry cropland with hardland pasture.
- 2023 REAL ESTATE TAXES:** \$5,947.34
- COMMENTS:** Property offers productive dry cropland with a highly improved grazing pasture.

**LIST PRICE:** \$918,000



**LISTING AGENT:**

**Bart Woodward, Broker**

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*Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople*

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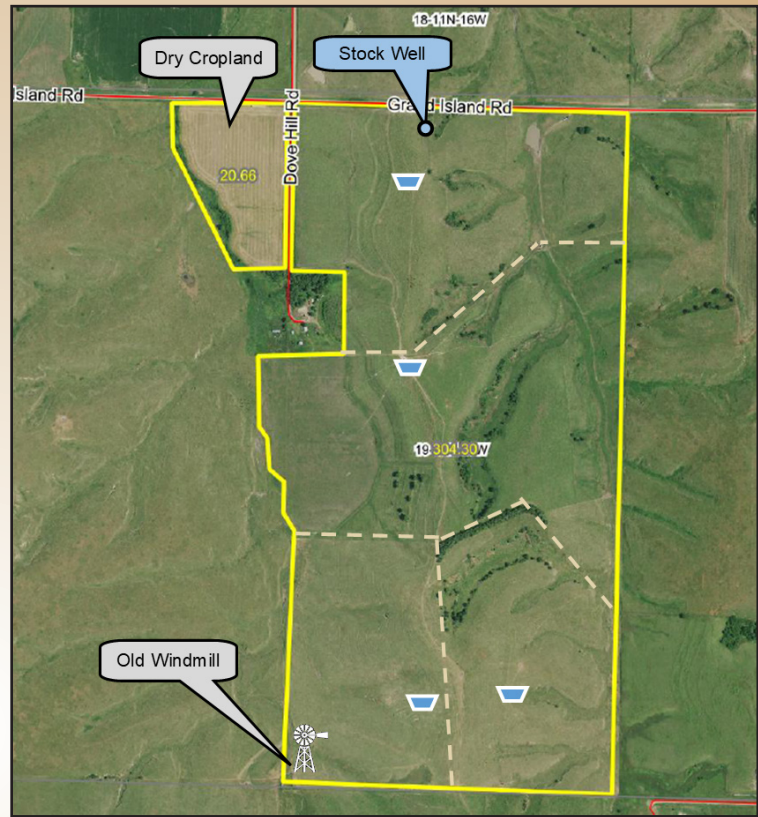
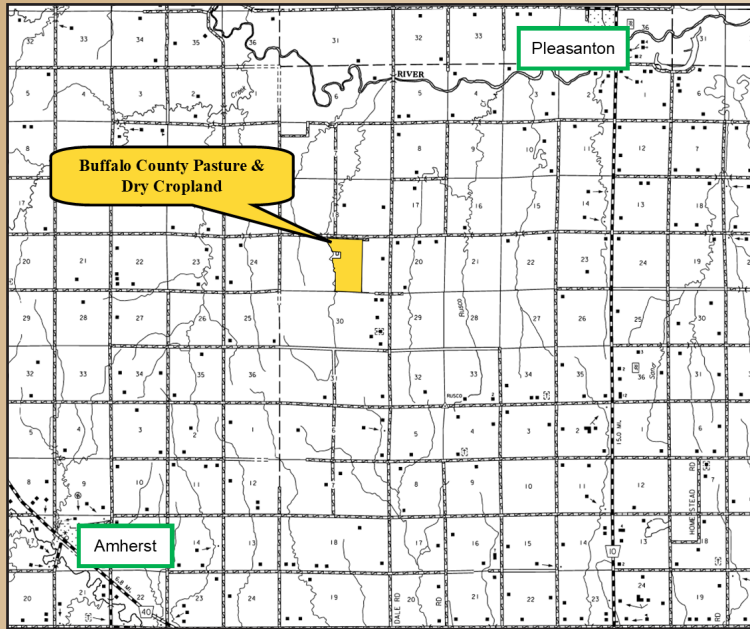
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*Providing Farm & Ranch Real Estate Services*

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## Property Information



*Productive rangeland  
with dry cropland*

**FARM SERVICE  
AGENCY  
INFORMATION:**

Total cropland 119.36 acres (19.08 acres utilized for crop production with the balance in grass utilized for grazing.)

Government Base acres Corn 69.90 acres w/ PLC Yield of 192 bu/acre  
Soybeans 14.24 acres w/ PLC Yield of 45 bu/acre

**SOILS:**

Soils consists primarily of Coly, Uly, and Hobbs soils along with very productive Holdrege and Hord silt loams. Slopes range from 1-30%.

**LIVESTOCK  
WATER:**

Provided by a dam and a well equipped with an electric submersible servicing four water sites along with three additional hydrants. Well registration number G-159966, completion date 8/8/2011 @ 15 gpm. Well depth is 280 ft.

**FENCING:**

Border fencing consists of 4- and 5-strand barbed wire on wood posts while pasture is cross fenced into four paddocks with 5-strand barbed wire on wood posts.