

LAND FOR SALE



Big Blue River Paradise 35.35 ± ACRES OFFERED IN 2 PARCELS | GAGE COUNTY, NEBRASKA

Access to the Big Blue River, productive bottomland cropland, mature tree accents creating countless recreational opportunities, combined with only a 30 minute drive to south Lincoln creates a paradise you do not want to miss!



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LISTING AGENT:

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Listing

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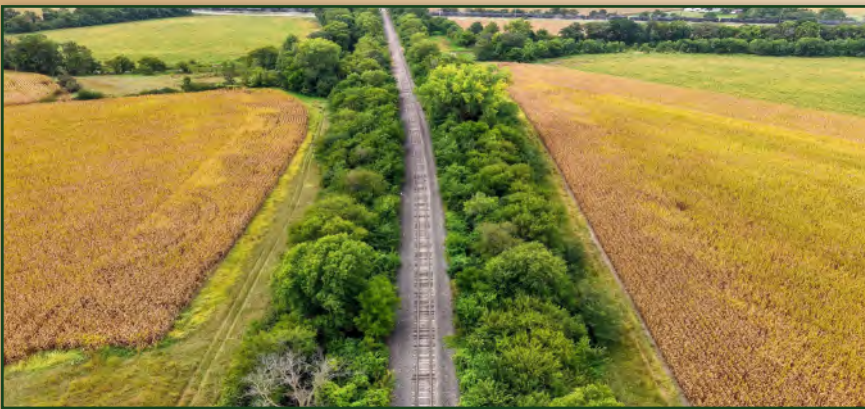
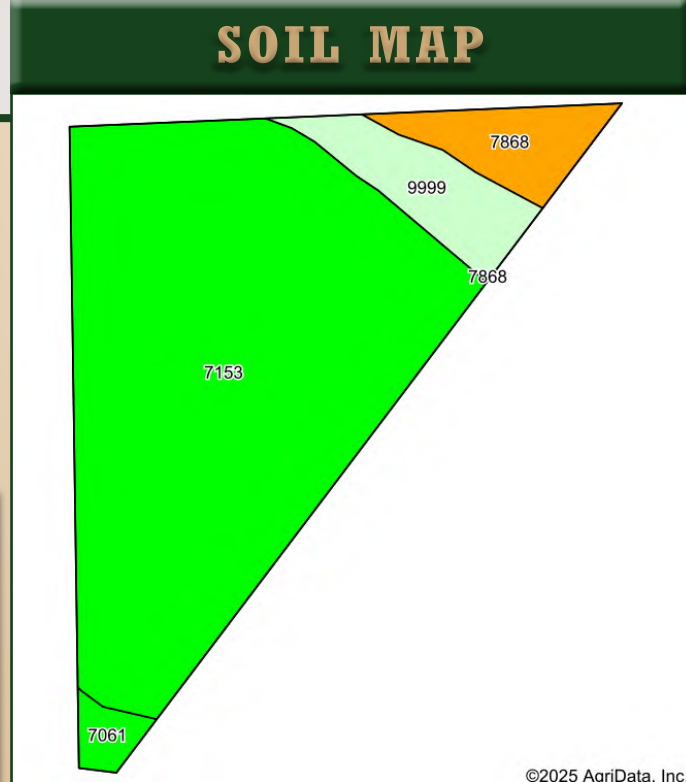


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Hastings, NE • **AgriAffiliates.com** • 402.519.2777

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Location Map - Parcel 1



Property Details - Parcel 1

LEGAL DESCRIPTION:

Tract in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Nineteen (19), Township Five (5) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska, west of the railroad right-of-way.

LOCATION:

From DeWitt, Nebraska: approximately 0.5 mile east on Southwest 142nd Road, to the northwestern corner of the property.

ACRES & TAXES:

Estimated Tax-assessed Acres | 17.0 \pm acres
Estimated 2024 Real Estate Taxes | \$800.00

LEASES:

Subject to a farm lease expiring February 28, 2026.

SOILS:

Primary soil on the property consists of Kennebec silt loam.

NRD:

Lower Big Blue Natural Resources District.

WATER:

Surface water irrigation permit: A-13533

FSA INFORMATION:

Estimated Total Farmland: 17.0 \pm acres
Estimated Total Cropland: 11.44 \pm acres
Estimated Government Base Acres: Corn - 10.3
Grain Sorghum - 1.1
PLC Yields: Corn - 200 bu/acre
Grain Sorghum - 91 bu/acre
CRP Acres: 1.16 acres paying \$93.00/acre through September 30, 2030. Landlord receives 50% share.

COMMENTS:

Productive bottomland cropland flanked by excellent Big Blue River access makes this a great recreational tract with income and limitless potential.

PRICE:

\$225,000.00



Location Map - Parcel 2



AERIAL MAP



SOIL MAP



Property Details - Parcel 2

LEGAL DESCRIPTION:

Tract in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Nineteen (19), Township Five (5) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska, east of the railroad right-of-way. And a Tract in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township Five (5) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska.

LOCATION:

From DeWitt, Nebraska: approximately 1 mile east on Southwest 142nd Road, to the home and building site on the property.

ACRES & TAXES:

Estimated Tax-assessed Acres | 18.35 \pm acres
Estimated 2024 Real Estate Taxes | \$800.00

LEASES:

Subject to a farm lease expiring February 28, 2026.

SOILS:

Primary soil on the property consist of Kennebec silt loam.

NRD:

Lower Big Blue Natural Resources District.

WATER:

Surface water irrigation permit: A-13533

FSA INFORMATION:

Estimated Total Farmland: 18.0 \pm acres
Estimated Total Cropland: 9.56 \pm acres
Estimated Government Base Acres: Corn - 8.6
Grain - Sorghum - 1.0
PLC Yields: Corn - 200 bu/acre
Grain Sorghum - 91 bu/acre
CRP Acres: 2.01 acres paying \$167.00/acre through Septembert 30, 2030. Landlord receives 50% share.

OUTBUILDINGS:

- Pole utility building
- Steel Bin - 6,540 bushels
- Steel Bin - 3,532 bushels

COMMENTS:

Historic 2-story home nestled between the Big Blue River, stands of CRP prairie, and productive bottomland cropland provide an excellent set up for a full-time dwelling or rural retreat. An easy drive from Lincoln or Omaha, Nebraska.

PRICE:

\$295,000.00



Home Site Details - Parcel 2



BEDROOMS:	3
BATHROOMS:	1.5
LIVING SPACE:	1,621 sq. ft.; Basement: 800 sq. ft.
YEAR BUILT:	1925

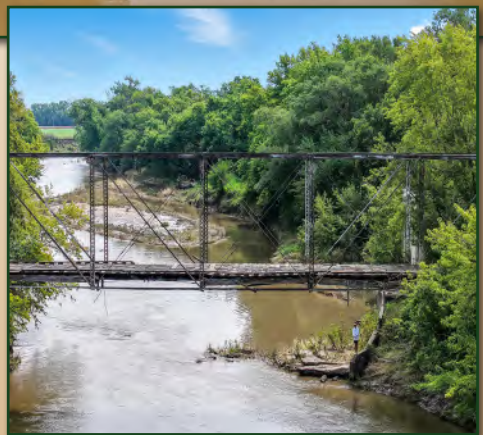


Interior Photos

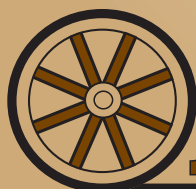


Welcome to

DeWitt



This paradise property is located close to the charming town of DeWitt, in Southeast Nebraska within an easy drive of Lincoln or Omaha. A great local school district, ample small town services, and excellent recreational opportunities make this a must see!



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