

FOR SALE

159.55+/- Acres
Greeley County

PRICED AT:
\$1,850/acre

LEGAL DESCRIPTION

The NE 1/4 of Section 30-17-10W Greeley County, NE containing 159.55+/- acres

GENERAL DESCRIPTION

Directions: From Wolbach, NE go 6 miles West (3 West from 281/22 Jct.) to dead end then North 2 miles (approx. 4 curves) land is on the right or North side on Ridge Rd.

Crop & Pasture Ground
79950 Ridge Rd, Wolbach, NE

This 159.55 acres more or less is located close to highway 281 6 miles west of Wolbach. It is a square quarter that is approximately half cropland and half pasture land. Much of the farmland is level with the balance gently rolling. Much of the pastureland is developable. There is an older set of buildings on the property that are still functioning as a working livestock operation with chickens, guineas, lamas, horses and ducks and goats . There is a horse pasture to the west of the house.

There was a new submersible well drilled 6 years ago. The property features a cabin type setting with a 1970 Hill crest mobile home. There is a single car garage with new windows and paint. Other buildings include a chicken house, Big barn, pole barn, hay shed, granary and horse barn. The farm has fenced in yards and a water hydrants throughout. There is electricity out to the cattle yards. The seller owns the L.P gas tank.

The soil types are good productive soil types that are typical to the area. The farm is bordered on the south side by a good graveled road and on the east side by a minimum maintenance road. There is a good shelterbelt to the North of the building site.

The pasture has just the right amount of trees to provide shade for livestock.

Make sure to add this beautiful quarter section of land to your farming operation.

2012 TAXES: \$2,086.82
FSA PAYMENT: \$863.00

E.J and Clarice Burke,
Owners



Ron Stock
402-649-3705

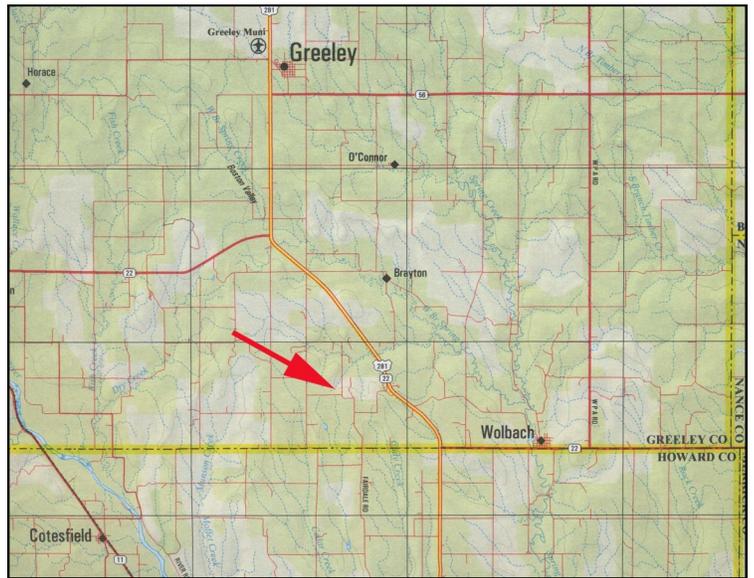


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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

INFORMATION



Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
158.0	77.9	77.9	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		
0.0	0.0	77.9	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	5.5	32	32	0.0	0.0	0	0.0
CORN	35.7	66	66	0.0	0.0	0	0.0
GRAIN SORGHUM	12.2	52	52	0.0	0.0	0	0.0
SOYBEANS	6.0	16	16	0.0	0.0	0	0.0
Total Base Acres:	59.4						