# FOR SALE

## 160+/- Acres
## Sherman County

**PRICED AT: $2,100/acre**

## LEGAL DESCRIPTION

The SW 1/4 of Section 10-16-13W Sherman County, NE containing 160+/- Acres

## GENERAL DESCRIPTION

**Directions:** From Hwy 92 just north of Ashton, NE go north on 483rd Ave 7 miles, the property will be on the east side of the road.

**Pasture Ground**

This pasture land property has a large spring fed pond on it and also a windmill with a brand new cylinders for fresh drinking water. The property has 18.23 acres with crop history and it sits between Sherman Dam Reservoir and Davis creek Dam.

**2013 TAXES**: $1,366.20

**Larry Garvel, Owner**


STOCK REALTY & AUCTION CO.
Land Brokers & Auctioneers

**Listing Agent:**
**Ron Stock**
**402-649-3705**

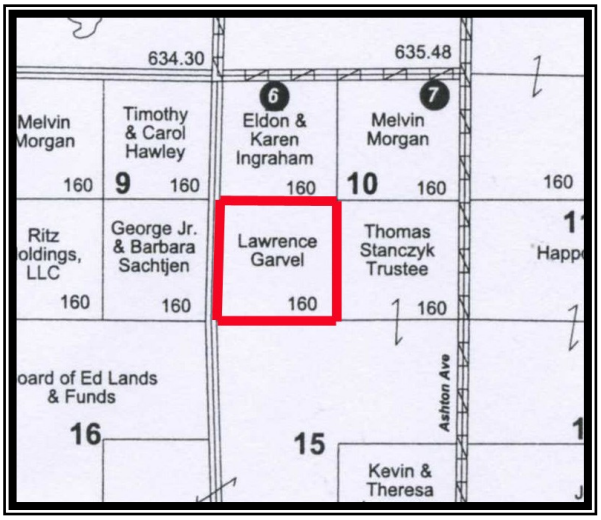
1-800-WE SELL-8
www.stockra.com

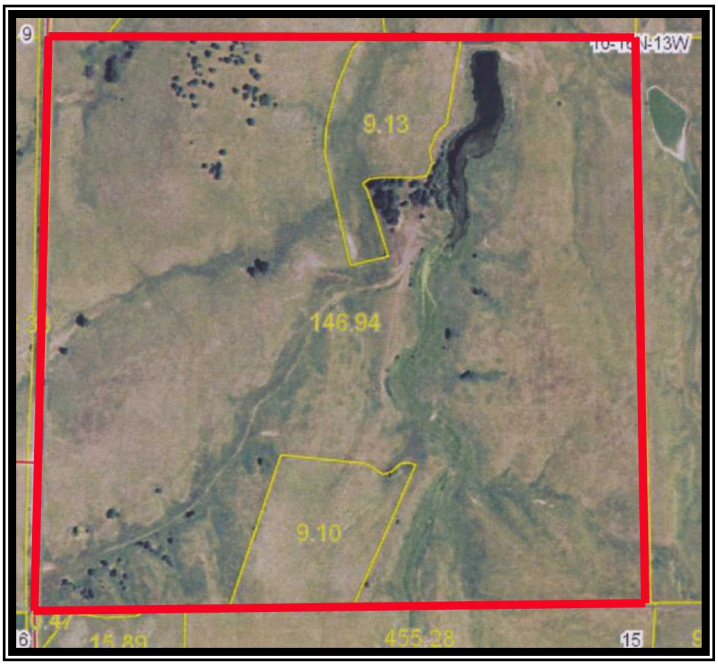


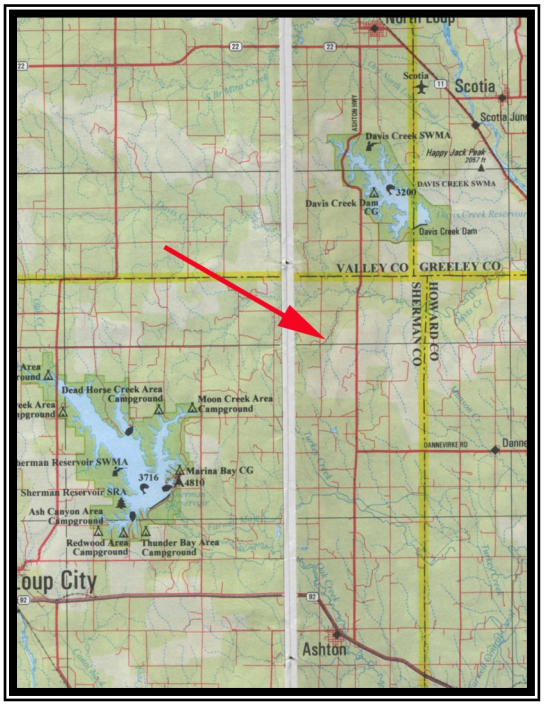
**Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.**

Copyright 2014 Stock Realty and Auction Company, All Rights Reserved

# INFORMATION



| Tract Land Data | | | | | | |
|---|---|---|---|---|---|---|
| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP |
| 165.17 | 18.23 | 18.23 | 0.00 | 0.00 | 0.00 | 0.00 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | FWP | EWP | DCP Ag. Related Activity |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 18.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| DCP Crop Data | | | | | |
|---|---|---|---|---|---|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
| Corn | 10.00 | 0.00 | 0.00 | 55 | 55 |
| **TOTAL** | **10.00** | **0.00** | **0.00** | | |