

FOR SALE

HITCHCOCK COUNTY, NEBRASKA

IRRIGATED CROPLAND, GRASS & IMPROVEMENTS



71365 ROAD 367, TRENTON, NEBRASKA

LEGAL DESCRIPTION: E/2NE/4 & SW/4NE/4 OF 6-2-32

LOCATION: From Trenton, NE on Hwy 25, go 1/2 mile South to Road 713, 2 1/2 miles East to Road 367, then 1/2 mile North to the driveway on West side.

Located 6 miles from Swanson Reservoir & just South of the Republican River!!

MINERAL RIGHTS: Seller is transferring surface rights only.

CROPS: Crops are subject to a cash lease agreement with the 2011 payment to be prorated to the date of closing.

POSSESSION:

Tract 1: Date of closing, subject to tenant's rights

Tract 2: Date of closing.

FSA INFORMATION:

Tract 1: Cropland acres - 85.1

	Base Acres	DCP Yield
Corn	46.0	119

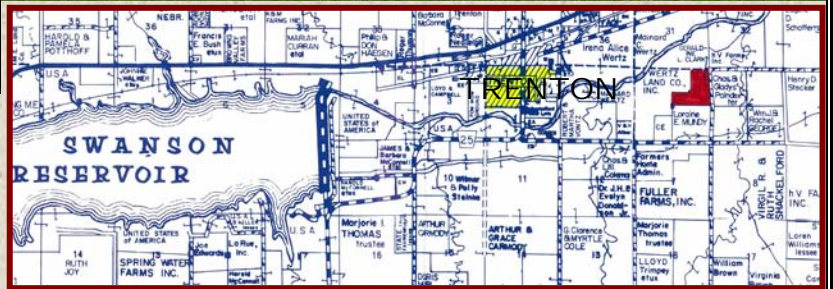
Tract 2: Grassland & Improvements acres - 19.8

REAL ESTATE TAXES: Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. (2010 taxes are combined in the amount of \$2901.92)

PRICE REDUCED:

Tract 1: \$120,000 (Cropland acres)

Tract 2: \$279,000 (Grass & Improvements)



TRACT 2 - IMPROVEMENTS



**BEAUTIFUL, MODERN
1,608 SQ. FT. HOME**

- 3 Bedrooms
- 2 baths
- Fireplace
- Underground sprinklers
- 2-car attached garage
- Detached garage w/ small OH doors
- Good barn built in 1915, well preserved
- Large machinery building w/OH doors and other supporting outbuildings

There is a grass lane connecting the farmstead to the pasture.



There is a second home with 3 bedrooms that can be used as a guest cottage or hunting lodge!

ADDITIONAL INFORMATION ON THE BACK

Visit www.farmandranchrealty.com
For a Virtual Tour!

FARM & RANCH REALTY, INC.



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Donald L. Hazlett – Broker



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FARM & RANCH REALTY, INC.

PO BOX 947

COLBY, KS 67701



105+/- ACRES HITCHCOCK CO., NE
IRRIGATED CROPLAND, GRASS & IMPROVEMENTS

IRRIGATION INFORMATION:

- 4 sideroll sprinklers are included in the sale. Well was overhauled in 2004, equipped with 6" pump (4 CFM).
- 8" of ditch water is available on the SW 31.6 acres @ \$33 acre cost per year which has already been paid for 2010 by Seller.
- EQIP: 50.2 acres enrolled from 2009-2012 (2nd signup). Land was originally enrolled in EQIP in 2005.
 - Annual payment \$5623 in 2010 & 2011 (no payment in 2012)
 - Buyer receives 100% of EQIP payments 2011

