

FARM REAL ESTATE FOR SALE

146± Acres Nance County

LOCATION: From Fullerton, Nebraska: 7 miles west on both sides of Hwy. 22. From Wolbach, Nebraska: 15 miles east on Hwy 22.

LEGAL DESCRIPTION: Northeast Quarter of Section 9, Township 16 N., Range 7 W. of the 6th. P.M., Loup Ferry 148, Nance County, Nebraska.

SELLER: Avre Papst Trust

AGENCY: Schmadeke, Inc. Real Estate Agents are Agents of the Seller. Buyer will be considered a customer.

SOIL TYPES: Approximately 34 acres of the Holdrege Silt, approximately 41 acres of the Coly Siltloam, both dryland. Grass acres of 60 ± acres consists of the Coly Siltloam varieties.

WATER/WELL INFORMATION: Currently not being used.

BUILDING IMPROVEMENTS: 9000 estimated bushel Golden Steel Dryer bin, 1000± bushel steel bin.

FSA DATA:

Farm Number: 567
Crop Contact Numbers: 293A & 476
Farmland: 150.0
Cropland: 110.01
DCP Cropland: 110.1
CRP Cropland: 110.1
Farm Status: Active
FAV/WR History: N
Acre Election: 2009

Crop	CC-505 CRP Reduction
Wheat	6.2
Oats	.9
Corn	69.8
Grain Sorghum	13.0

TRACT #1230

CRP and Dates
 27.08 Acres; End Date 9/30/2014
 83.01 Acres; End Date 9/30/2020

REAL ESTATE TAXES: For 2010 were \$1,820.03 total and net of \$1733.76. Buyer will responsible for all the 2012 taxes.

Taxable acres of 145.99.

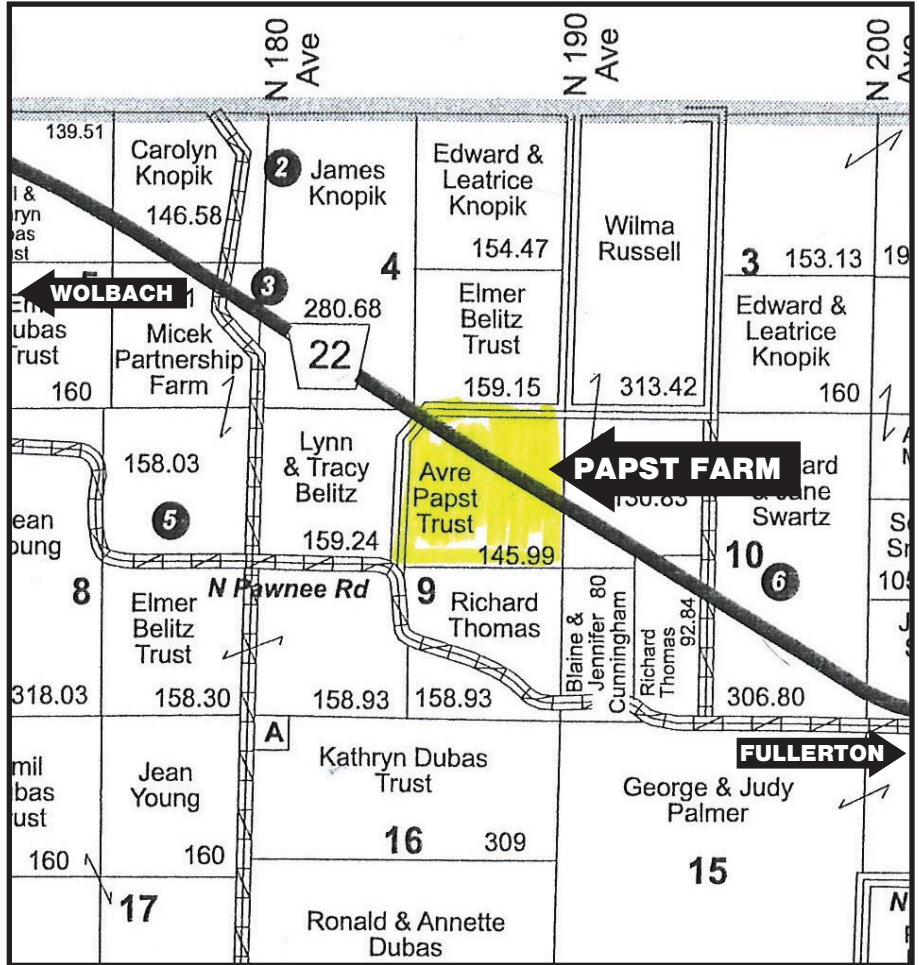
ASSESSOR OFFICE:

Farm Site: 1 Acre
Roads: 4.99
Waste: 5 Acres
Dryland: 75 Acres
Grassland: 33 Acres
GrassC(CRP): 27 Acres

ENROLLED IN GAMES AND PARKS PUBLIC ACCESS.

LIST PRICE: \$748,000.00

Information secured from sources deemed reliable, but cannot be guaranteed.



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