

FOR SALE

**NEBRASKA
LAND & CATTLE
AGENCY**

Richard Dawson, Broker

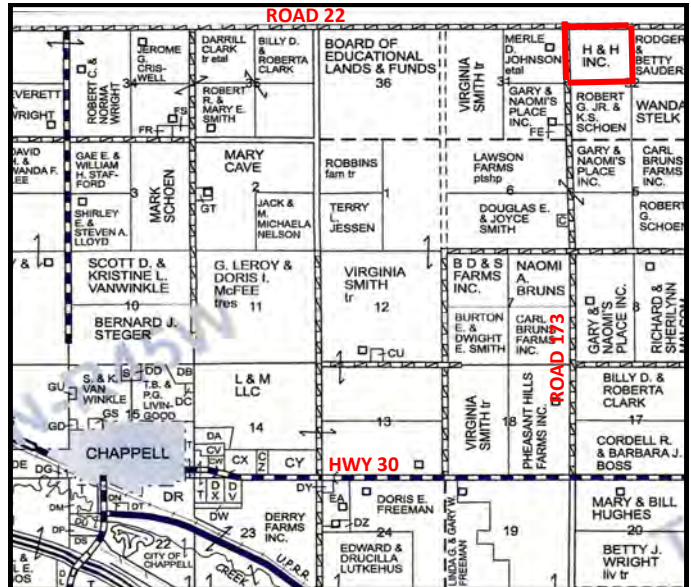
1-800-785-2528

H & H FARM

DEUEL COUNTY, NEBRASKA

159.70 +/- ACRES

NW1/4, SECTION 32, TOWNSHIP 14 N, RANGE 44 W



LOCATION: From Chappell, NE, 3 miles east on Highway 30, then north 3.5 miles on County Road 173 to the Southwest corner of the farm.

LAND USE: 156.15 acres of dryland cropland

SOILS: Soil map and FSA map on back of flier

POSSESSION: The farms sells subject to crop share lease for 2017. Buyer will receive 1/3 of harvested crops and pay 1/3 of fertilizer expense.

2016 REAL ESTATE TAXES: \$2,243.06 (\$14.05/AC)

BROKER COMMENTS: This is a highly productive farm with good soils and access via two major county roads. Three phase electricity is available on north and west side of the property. Seller reserving 50% of mineral rights for 20 years.

**OFFERING IS CONDITIONAL UPON SELLER
CONDUCTING AN IRS SECTION 1031 TAX
DEFERRED EXCHANGE.**

REDUCED PRICE: \$191,640

Offered by

NEBRASKA LAND & CATTLE AGENCY INC.

Richard Dawson, Broker/Listing Agent

Office: (800) 785-2528 Mobile: (308) 325-0839

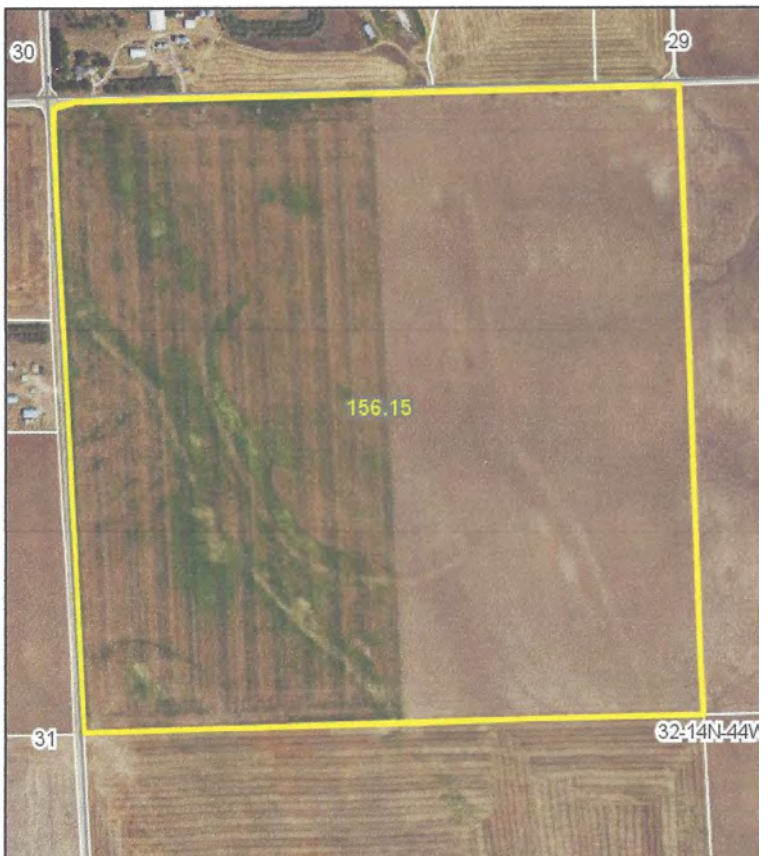
www.nelandcattle.com



Soils data provided by USDA and NRCS.

Area Symbol: NE049, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	117.10	75.0%		Ile
1820	Satanta-Altvan complex, 3 to 6 percent slopes	29.02	18.6%		IIle
5942	Duroc loam, 0 to 1 percent slopes	10.03	6.4%		Ilc



Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.