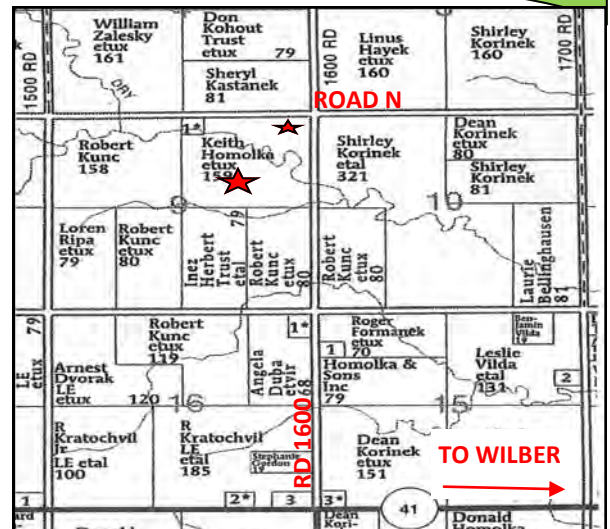




# WILBER CROP FARM

96.71 ACRES  
SALINE COUNTY, NE

*Invest in Water - Invest in Nebraska*



**LOCATION:** 5.5 miles west of Wilber, NE on State Hwy 41, then north 2 miles on County Road 1600 (Pleasant Hill Road) to the northeast corner of the farm. The farm is in the southwest quadrant of the intersection of County Roads 1600 & N.

**LAND USE:** Farm Service Agency records indicate 91.15 acres of dryland cropland. Leased for 2018 crop season. Owner to receive 40% of harvested crops & pay 40% of fertilizer. Adjacent 49 acres of trees, creek, & grass are not on sale tract but are offered for sale as "WILBER HUNTING FARM". 12 acre home site in northwest corner of the quarter section is owned by another party and is not for sale at this time.

**LEGAL DESCRIPTION:** Part of the NE1/4, Section 9, T-6-N, R-3-E, Saline County, Nebraska. Detailed legal description and survey available upon request.

**SOILS:** Majority of the farm is highly productive Crete Silt Loam, Crete Silty Clay Loam, and Hobbs Silt Loam. See Surety Soil Map on backside of flier.

**NOTE:** Buyer of WILBER HUNTING FARM will be required to grant easement to interior field via established field road.

**2016 REAL ESTATE TAXES:** \$4,311.41 (\$44.58/Acre)

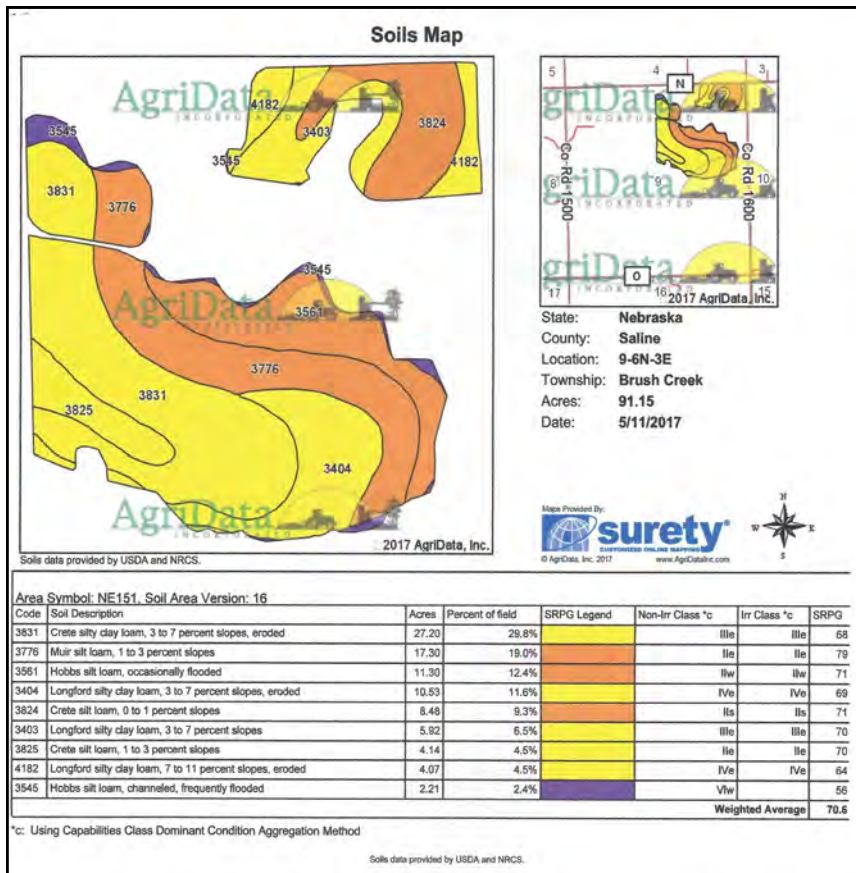
**OFFERING PRICE:** \$410,000 (\$4,239.48/Acre)



**ADDITIONAL INFORMATION ON BACK OF FLIER.**

*Offered exclusively by:*  
**NEBRASKA LAND & CATTLE AGENCY, INC.**

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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.



NO TREES OR GRASS ON SALE PROPERTY

