



Property Features:

- List Price: \$825,000.00
- 462 +/- Total Tax Acres
North Parcel: 302 +/- Acres
South Parcel: 160 +/- Acres
- Located 5.5 miles South of Enders Reservoir
- Great Loam Soils
- Good County Road Access

Land Type: Dryland Farm ground

Legal Description:

North Parcel: Pt NW1/4, PtSW1/4 Sec 1-T4N-R38W; Dundy County

South Parcel: SE1/4 Sec 11-T4N-R38W; Dundy County

Soil Type:

North Parcel: Blackwood Loam, Duroc Loam, Lodgepole Loam, and Ulysess Loam

South Parcel: Blackwood Loam, Sulco Loam, and Ulysess Loam

FSA Info: **Farmland Acres** **Cropland Acres** **Base Acres**

North Parcel: 297.78 292.53 149.78

South Parcel: 155.46 101.17 52.02

2022 Taxes:

North Parcel: \$3,087.10

South Parcel: \$1,252.64

Call Derek at 308-414-1944 to Schedule a Showing

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