



Property Features:

- List Price: \$550,000.00
- 91.47 +/- Total Tax Acres
- 92.92 +/- FSA Acres
- 42.50 +/- URNRD Certified Acres

Land Type: 1 Irrigated Pivot, Pasture & 2 Homes

Legal Description: SWSW Sec 21-T2N-R36W, PT.NWNW-PT.SWNW Sec 28-T2N-R36W, PT. NWNW (TAX LOT 4321-28012) Sec 28-T2N-R36W; Dundy County

Location: Eastern border of Max, NE

Soil Type: Primarily Sulco Loam & Benkelman Very Fine Sandy Loam

Pivot Info: 1986 Five Tower Zimmatic with Electric Motor

URNRD Info: 42.50 Allocated Acres, Well Reg # G-020003, Well Date 1959, Well Depth 30', Pumping Level 14'

FSA Info: 92.92 Farmland Acres, 40.37 Cropland Acres, Wheat 6.4 Acres, Corn 15.10 Acres, Soybeans 7.5 Acres, Total Base Acres: 29

North House: Address: 70987 Ave 345 Max, NE 69037

5 Bed/3Bath, 1,988 Sq. Ft., Built 2005

South House: 2 Bed/1Bath, 676 Sq. Ft., Built 1905

2025 Real Estate Taxes: \$1,150.30

Property Information:

- Excellent highway frontage on Hwy 34
- Farmland is currently leased

Call Derek at 308-414-1944 to schedule a showing.

derek@agprorealestate.com

www.AgProRealestate.com

The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.



Aerial Map



Boundary lines are approximate and do not represent surveyed boundaries

The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.



Tax Map



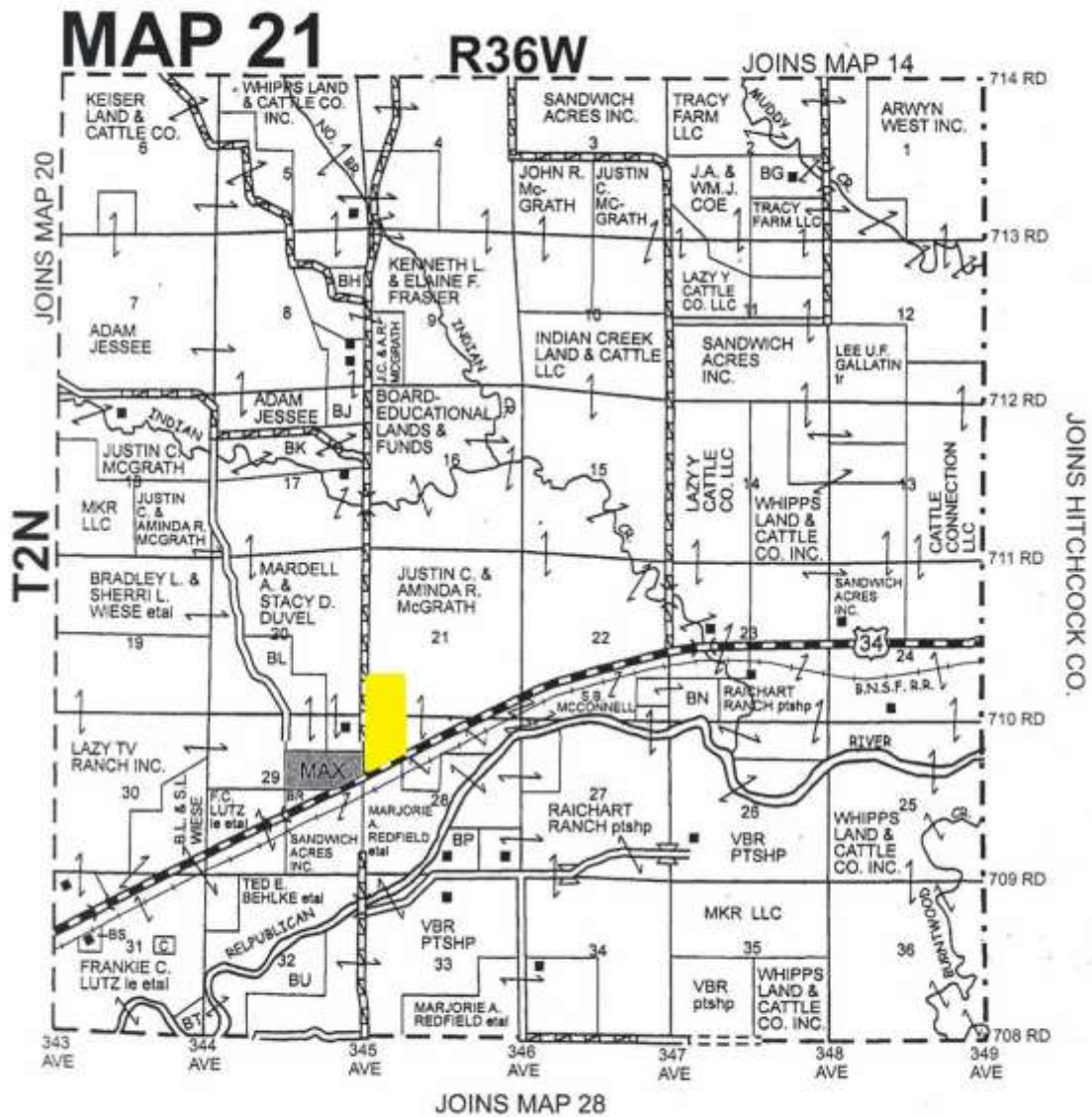
The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.

Location Map



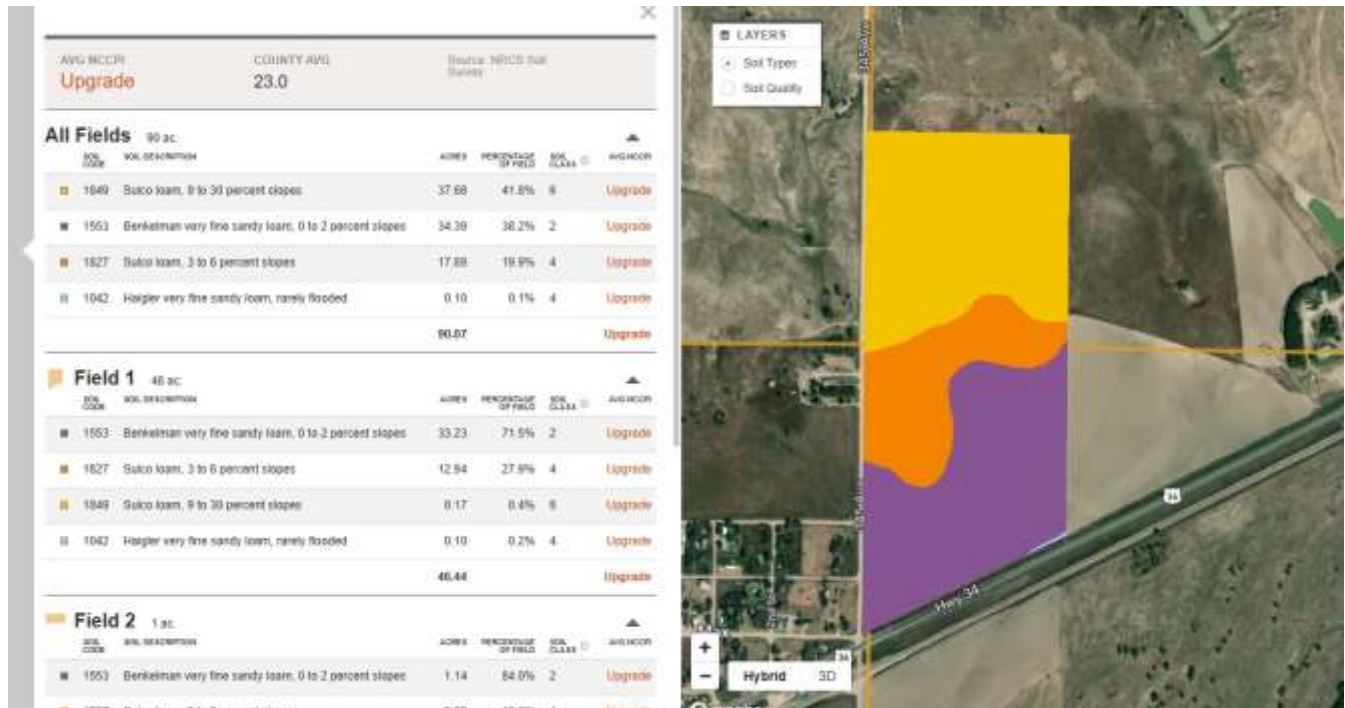
The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.

Plat Map



The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.

Soil Map



The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.