Property Features:

List Price: $608,000.00
Parcel 1: 160 +/- Acres
Parcel 2: 80 +/- Acres
Total: 240 +/- Acres

Land Type: Dryland Farm Ground

Legal Description: NE1/4 Sec 3-T1N-R28W, S1/2NW1/4 Sec 22-T1N-R28W Red Willow County Nebraska

Location:

Parcel 1: Located approximately 4.5 miles northwest of Danbury, NE on Rd 394

Parcel 2: Located approximately 3.5 miles west of Danbury, NE on Rd 393

Soil Type:

Parcel 1: Primarily Holdrege and Keith Silt Loam, and Coly Silt Loam

Parcel 2: Primarily Holdrege and Keith Silt Loam, and Coly Silt Loam

FSA Info:

Parcel 1: 158.18 Farmland Acres, 149.14 Cropland Acres**,** Wheat Acres 54.70, Corn Acres 41.64, Sorghum Acres 12.15, Total Base Acres: 108.49

Parcel 2: 81.53 Farmland Acres, 68.21 Cropland Acres**,** Wheat Acres 25.01, Corn Acres 19.04, Sorghum Acres 5.56, Total Base Acres: 49.61

2025 Real Estate Taxes: $2,226.56

Parcel 1: $1,509.62

Parcel 2: $716.94

Property Information:

- Buyer receives landlord's share of the planted wheat on Parcel 1.

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

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





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Location Map



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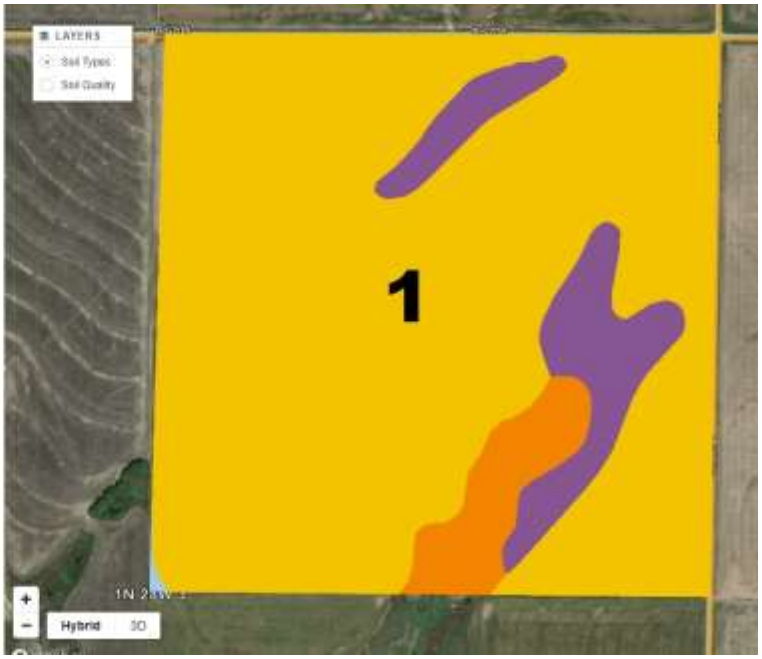
Soil Map









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