

LAND FOR SALE



Old Cheney Road Farm

154.93 ± ACRES | SEWARD COUNTY, NEBRASKA

This is a well-located farm, just east of Milford, Nebraska. This farm provides a great combination of productive row-crop capabilities, along with productive hay ground, which could provide opportunities for more development, both in terms of irrigation potential and residential opportunities.



Adam D. Pavelka, JD



Jeffrey D. Parr

CO-LISTING AGENTS:

ADAM D. PAVELKA, J.D.

C: 402.984.7744 | E: Adam@AgriAffiliates.com

JEFFREY D. PARR

C: 402.984.7410 | E: JeffParr@AgriAffiliates.com

View Full Brochure
& Listing

Offered exclusively by:



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • AgriAffiliates.com • 402.519.2777



Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



PROPERTY INFORMATION

LEGAL DESCRIPTION: The Southeast Quarter (SE¼) of Section Seven (7), Township Nine (9) North, Range Four (4) East of the 6th P.M., Seward County, Nebraska, less a tract.

LOCATION: From Milford, Nebraska: 2 miles east on Sunrise Road, then ½ mile south on 210th Road to the northeastern corner of the property.

ACRES & TAXES: Tax-assessed Acres | 154.93 acres
 2023 Real Estate Taxes | \$7,018.52

LEASES: Existing cash rent lease for the 2024 growing season.

SOILS: Primary soils on this parcel consist of Hastings silty clay loam and Hobbs silt loam with slopes ranging from 1-17%.

NRD: Upper Big Blue Natural Resources District.

FSA INFORMATION: Total Farmland: 153.87 acres Total Cropland: 105.68 acres
 Government Base Acres: Corn - 52.80 PLC Yields: Corn - 111 bu
Soybeans - 40.30 Soybeans - 43 bu

COMMENTS: This picturesque farm is located only 3 ½ miles south of Highway 6, and is also a quick commute to Lincoln, Nebraska. Excellent production histories along with great development opportunities as well!

PRICE: **\$1,595,000.00**





A great combination of productive row-crop capabilities, along with productive hay ground, which could provide more opportunities for development!



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • AgriAffiliates.com • 402.519.2777