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

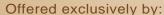
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View Full Brochure & Listing





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PROPERTY INFORMATION

LEGAL The Southeast Quarter (SE½) of Section Seven (7), Township Nine (9)

DESCRIPTION: 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.

Total Farmland: 153.87 acres

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.

INFORMATION: Government Base Acres: Corn - 52.80 PLC Yields: Corn - 111 bu

Soybeans - 40.30 Soybeans - 43 bu

Total Cropland: 105.68 acres

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

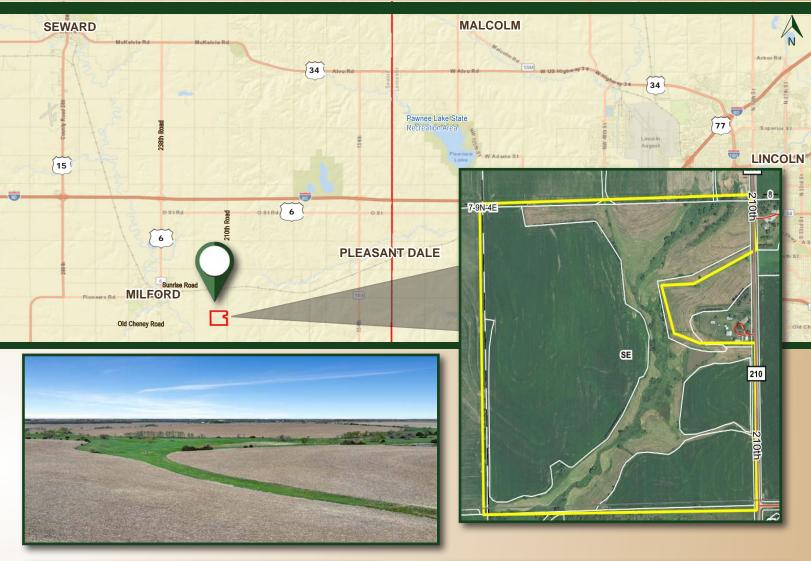
along with great development opportunities as well!

PRICE: \$1,595,000.00

FSA



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



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