

LAND FOR SALE

PRICE REDUCED! SEE INSIDE FOR DETAILS.

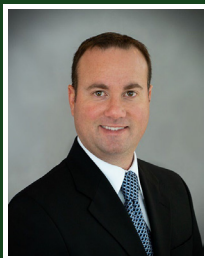
Old Cheney Road Farm

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.



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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: <u>153.87 acres</u>	Total Cropland: <u>105.68 acres</u>
Government Base Acres: <u>Corn - 52.80</u>	PLC Yields: <u>Corn - 111 bu</u>
<u>Soybeans - 40.30</u>	<u>Soybeans - 43 bu</u>

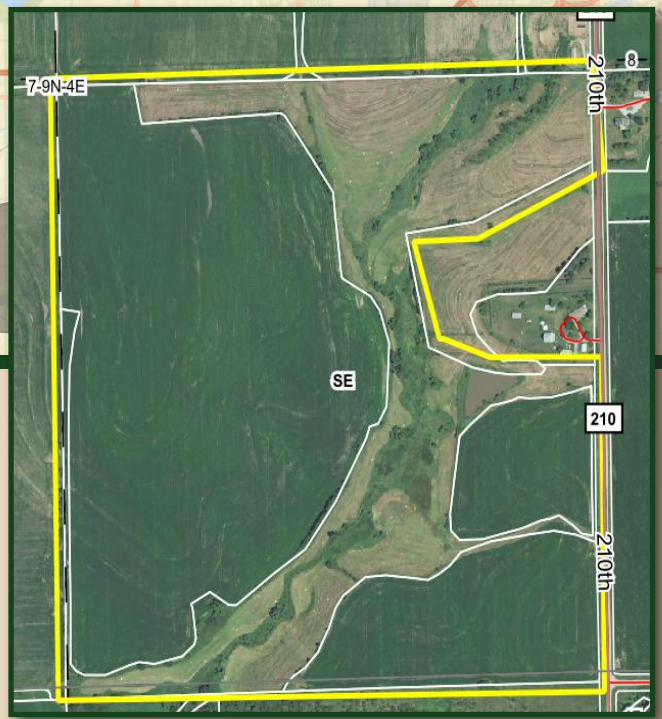
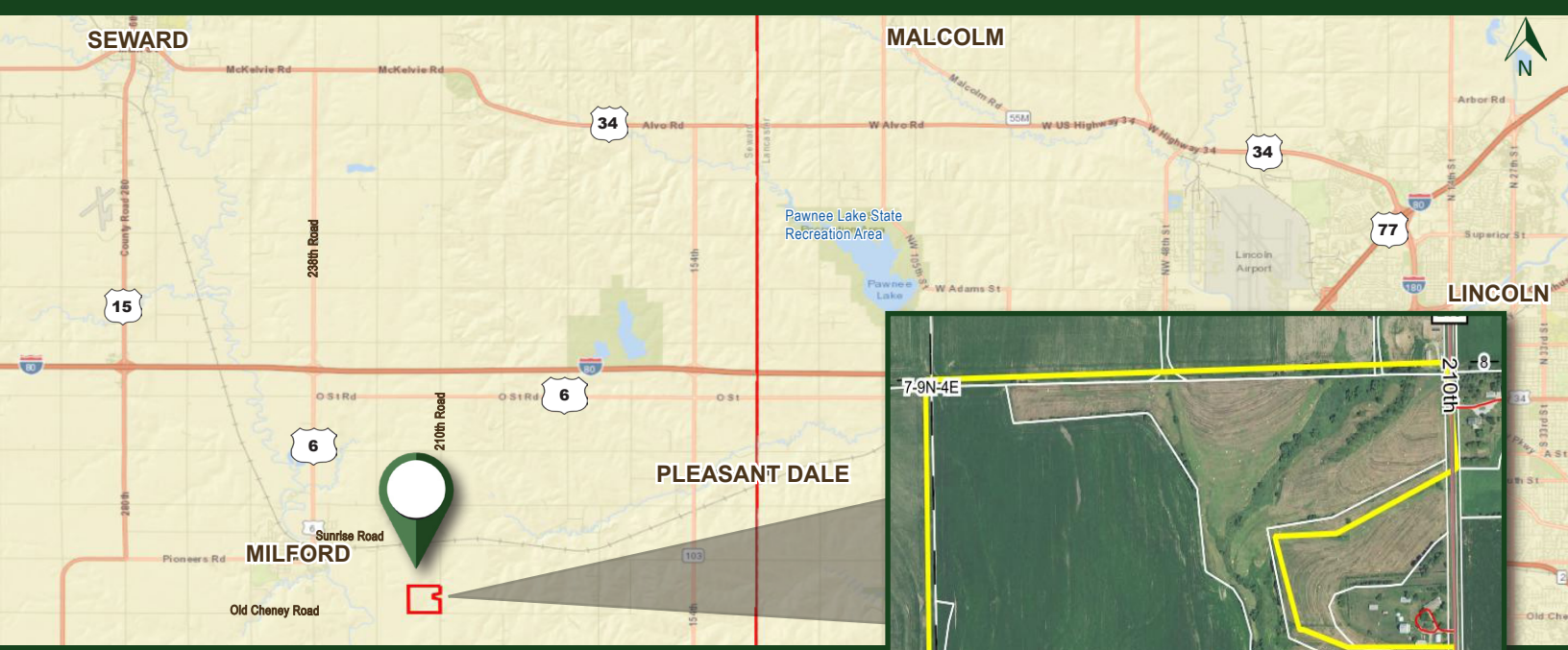
COMMENTS:

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~~ **\$1,470,000.00**







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



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