



# Pathfinder Company

Farm  
Real Estate Sales

Farm  
Management

Farm  
Appraisals

## LAND FOR SALE

80.22 +/- ACRES

**BUTLER COUNTY, NE**

**Location:** One mile South and 2.5 miles West of Linwood, or 3.25 miles East of Hwy 15 and S12A Road south of Schuyler, NE.

**Legal:** The E1/2NW1/4 of Section 5, T16N, R4E of the 6<sup>th</sup> P. M., Butler County, NE.

<b>FSA DATA:</b>	Cropland	68.94 acres		
	Corn Base	33.0 acres	-	PLC Yield 109 bu./acre
	Milo Base	0.6 acres	-	PLC Yield 72 bu./acre
	Soybean Base	5.8 Acres	-	PLC Yield 32 bu./acre

**Taxes:** \$3,974.08 (2020)

**Features:** Nearly level non-irrigated cropland with limited recreational land.

**Asking Price:** \$345,000.00

Information provided is deemed accurate, however buyers are urged to inspect and rely on their own conclusions.

For more information, contact:

### **Pathfinder Company**

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Sale Property

