

LAND FOR SALE

160.0 acres +/-
Thurston County, NE

Location: The farm is northeast of Bancroft, NE. Go 2 miles north of the intersection HWY 51 and Hwy 77 to County Road R Ave., then 1.5 mile East. County road 32 is located on the east side of the farm.

Legal Description: The NE¹/₄ of Section 29, T24N, R9E of the 6th P.M., Thurston County, Nebraska.

Property Description: There are approximately 149.64 acres of non- irrigated cropland. The land is a combination of rolling upland and creek bottom soils.

FSA Record: Cropland 149.64 Acres
Corn Base 73.2 Acres PLC Yield: 130 bu./ac.
Soybean Base 73.2 Acres PLC Yield: 36 bu./ac.
Program Election – ARC County for both corn and soybeans

Real Estate Taxes: \$7,567.48 (2020)

Possession: Full possession March 1, 2022

Asking Price: \$7,500 per Acre - \$1,200,000.00

PATHFINDER COMPANY
FARM MANAGEMENT & REAL ESTATE SERVICES
1416 East 23rd Street – Fremont, NE 68025
Office: (402) 721-5055

Roger Koertner- Broker 402-720-1196

Andy Langemeier – Assoc. Broker 402-720-9909

Jack Schumacher- Sales Associate 402-936-8003

Tom Sunderman – Assoc. Broker 402-720-0138

www.pathfindercompany.com