

# LAND FOR SALE

28.1 acres +/-  
Butler County, NE

**Location:** From Linwood, 1.5 mile South on “X” road and 1 mile East on “45” road to the intersection of “Y” road and “45” road, to the Northeast corner of the farm.

**Legal Description:** Part of the N1/2NE¼ of Section 1, T16N, R4E of the 6<sup>th</sup> P.M., Butler County, Nebraska. (Tower is NOT included)

**Property Description:** There are approximately 27.36 acres of non- irrigated cropland. The land is rolling upland cropland.

**FSA Record:** Cropland 27.70 Acres  
Corn Base 25.60 Acres                      PLC Yield:    113 bu./ac.  
Program Election – Price Loss Coverage

**Soils:** Yutan, Aksarben, Crofton and Pohocco silty clay loam.

**Real Estate Taxes:** \$1,538.70 (2020)

**Possession:** Full possession at closing (after 2021 crops are harvested).

**Asking Price: \$126,000.00**

**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

Scott Sukstorf – Sales Associate 402-720-0062

**Tom Sunderman – Assoc. Broker 402-720-0138**

[www.pathfindercompany.com](http://www.pathfindercompany.com)