

Property For Sale

68.01 Acres +/- or
28.01 Acres +/-



2783 County Road 30
Linwood, NE 68036



Price: \$450,000 (for 68.01 acres) or
\$300,000 (for 28.01 acres with improvements)

Property Description:

This property offers a 1,568 square foot ranch style home (constructed 2004) and 48.7 acres of cropland enrolled in the CRP program. The site has a pole storage shed with a concrete floor. The property has scenic views overlooking the Platte River valley and adjacent timbered land. It has great recreational potential.



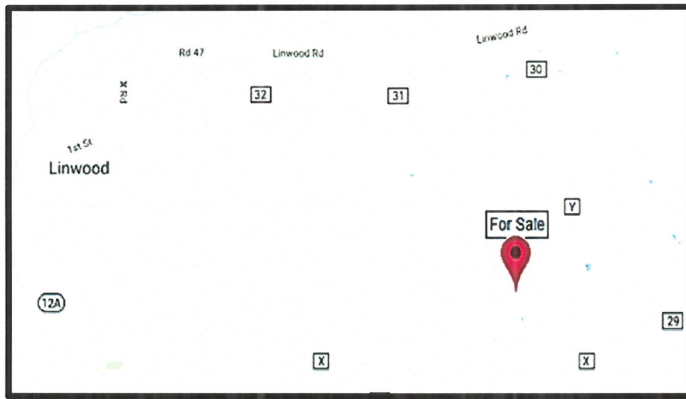
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Farm Management & Real Estate Services

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Property Location:

The property is located in Saunders County between Linwood and Morse Bluff. From Linwood Road travel south on County Road 30 for just over one mile and the property is on the west side of the road.

Legal Description:

Pt. E $\frac{1}{2}$ NE $\frac{1}{4}$ in Section 32, Township 17 North, Range 5 East of the 6th P.M., Saunders County, Nebraska. Total taxable acreage is 68.01 acres.

Home Description:

This well maintained 1,568 square foot ranch style home features an open floor plan and attached two car garage. There are 3 bedrooms, 2 bathrooms, laundry room, dining room, living room and a large kitchen on the main floor. The kitchen has oak cabinets and a large island. Appliances include a refrigerator, range, dishwasher and garbage disposal. The home has a large front porch and a 16 x 14 foot composite deck. The basement has a finished bedroom. The remainder is unfinished and open to your creative plan. The water heater and furnace are electric.

Kitchen: 14' x 10'6" – Laminate floor

Dining Room: 14' x 14' – Laminate floor, Sliding door to deck

Living Room: 21'4 x 13' – Carpet, Large picture window

Master Bedroom: 13'6" x 11'6" – Carpet, Closet, Ceiling fan

Master Bathroom: 11'4" x 8' – Shower, Vanity, Whirlpool tub

Bedroom #2: 11 x 10'10" – Carpet, Closet

Bedroom #3: 10' x 9'6" – Laminate floor, Closet

Bathroom: 13' x 5'5" – Vanity, Linen closet

Laundry Room: 11'6" x 6' – Washer, Dryer, Wash sink

Site Improvements:

Property has a 50 x 36 foot pole shed with a full concrete floor. The shed is an Astro brand and was constructed in 1999. The shed has electrical service and basic wiring. The house is connected to a Generac brand 20 kW propane backup generator. The property has a private well and private septic system with a 1,500 gallon tank and 500 square feet of drain field.

CRP Contract:

There are 48.7 acres of cropland enrolled in the CRP program on the total acreage. The annual CRP payment is \$7,518 and the contract expires September 30, 2023. The Buyer is responsible to fulfill the remaining terms of the CRP contract and for any refunds or penalties for any future violations or cancellations. FSA will allocate CRP acreage to the smaller parcel if sold as 28.01 acres.

Taxes:

Seller will pay 2018 property tax assessment. The 2018 taxes were \$4,122.80 on total acreage. The 2019 property taxes and CRP payment will be prorated to the day of closing.

Agency:

The Pathfinder Company and its agents represent the Seller. Property information provided was obtained from sources deemed reliable; however the broker(s) make no guarantee as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition and rely upon their own conclusions.