

# LAND FOR SALE

275.57 acres +/-  
Cuming County, NE

**Location:** The farm is north of Bancroft on County Road 24, 1.25 miles north of the intersection with HWY 16. Watch for signs on the west side of the road.

**Legal Description:** The NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  & Part N $\frac{1}{2}$ SE $\frac{1}{4}$  all in Section 23, T24N, R7E of the 6<sup>th</sup> P.M., Cuming County, Nebraska.

**Real Estate Taxes:** \$15,986.20 (2020)

**Possession:** Full possession March 1, 2021

**Property Description:** There are approximately 270 acres of non- irrigated cropland. The land is a combination of gently rolling upland and creek bottom soil types.

**Asking Price:** \$6,800 per Acre



## PATHFINDER COMPANY FARM MANAGEMENT & REAL ESTATE SERVICES

1416 East 23rd Street – Fremont, NE

Office: (402) 721-5055



**Roger Koertner- Broker**  
(402) 720-1196



**Andy Langemeier- Broker**  
(402) 720-9909



**Ron Schultz- Broker**  
(402) 720-1193

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