

# LAND FOR SALE

153.33 acres +/-  
Dodge County, NE

**Property Description:** The property has approximately 139.69 acres of non- irrigated cropland with terrace improvements. The land has a combination of rolling upland and creek bottom soil types. The property has no building improvements.

**Location:** The farm is located 3 miles north of Winslow, Nebraska to County Road "G", then 2 miles east to the intersection of County Road 24 and "G". Property is on the southeast corner of the intersection.

**Legal Description:** The NW¼ of Section 6, T19N, R9E of the 6<sup>th</sup> P.M., Dodge County, Nebraska.

**Real Estate Taxes:** \$9,507.24 (2020)

**Farm Service Agency:** Cropland 139.69 acres

Corn Base:	64.1 acre	PLC Yield:	147 bu.
Soybean Base:	64.1 acre	PLC Yield:	43 bu.

**Possession:** Full possession March 1, 2021. The 2020 soybean ground has had dry fertilizer applied for the 2021 crop year.

**Asking Price:** ***\$1,203,640.00 or \$7,850/acre***

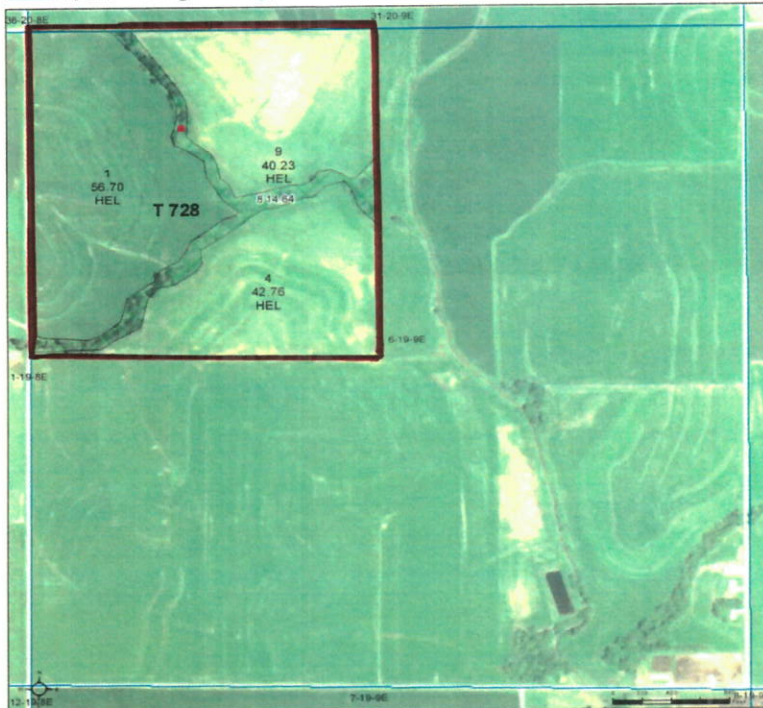


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Common Land Unit Tract Boundary  
 Non-Cropland PLSS  
 Cropland  
 2018 NAIP Ortho Imagery  
 2020 Program Year  
 Map Created May 05, 2020  
**Farm 531**

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Wetland Provisions  
**6-19-9E**  
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