

LAND FOR SALE

40.35 acres +/-
York County, NE

Location: The farm is on the West edge of York, Nebraska. Go ¼ mile East of the Highway 81 and Highway 34 West interchange. The farm is on the Southeast side of the W 25th St and L Road intersection.

Legal Description: The W1/2NW1/4 in Section 36, T11N, R3W of the 6th P.M., York County, Nebraska excluding the highway ROW & irregular tract No. 19.

Property Description: The subject property contains approximately 39.14 acres of gravity irrigated cropland. The cropland is nearly level with productive Hastings Silt Loam soil types. Property is zoned agricultural but has great potential for commercial development with the property being right off the highway.

FSA Record: Cropland 39.14 Acres
Corn Base 38.98 Acres PLC Yield: 203 bu./ac.

Well Registration Number: G-020829 - Capacity: 1,000 gpm

Real Estate Taxes: \$3,964.54 (2022)

Possession: Possession of the farm will be granted upon completion of final closing, subject to tenant lease expiration February 28, 2024. Full possession for the 2024 crop year.

Asking Price: \$646,000

PATHFINDER COMPANY

FARM MANAGEMENT & REAL ESTATE SERVICES

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