

LAND FOR SALE

143.96 acres +/-
Hall County, NE

Location: From the HWY 11 and Kansas St intersection in Cairo, Nebraska the farm is 1.5 miles east on the north side of the road. Property is located on the North side of W One-R Road and the West side of N Burwick Road.

Legal Description: Part of the Southeast Quarter (SE1/4) in Section 17, Township 12 North, Range 11 West of the 6th P.M. Hall County, NE.

Property Description: The property contains 61.6 certified irrigated acres of gravity irrigated cropland and 43.63 acres of non-irrigated cropland. The topography is nearly level and the farm consists of mostly Class I soil types. The balance of the farm is in grass that is put for prairie hay and timber with a creek running through it.

FSA Record: Cropland: 105.61 Acres
Corn Base: 104.00 Acres PLC Yield: 148 bu./ ac.

Real Estate Taxes: \$6,381.34 (2023)

Possession: Possession of the farm will be granted upon final closing, subject to farm tenant lease rights expiring February 28, 2025. Farm is subject to a cash rent lease for the 2024 crop year. Full possession of the cropland for the 2025 crop year.

Asking Price: \$864,000

PATHFINDER COMPANY

FARM MANAGEMENT & REAL ESTATE SERVICES

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FSA Map:

USDA United States Department of Agriculture
Hall County, Nebraska

