

**Lancaster County, Nebraska**  
**LAND FOR SALE**

**62.0 Acres (more or less)**

**Ag Land Holdings, LLC – Owners**

**OFFERED PRICE: \$465,000.00**

**LOCATION:** Located three quarter mile east of NW140th Street on the north side of West Branched Oak Road to the west of Branched Oak Lake, Raymond, NE.

**LEGAL DESCRIPTION:** Part of Phase 2 “outlot”, aka western part of Lot 17 SE located in the SE1/4 of Section 30, T12N, R5E of the 6<sup>th</sup> P.M., Lancaster County, NE. (Lengthy survey legal description).

**PROPERTY DESCRIPTION:** The property consists of rolling non- irrigated cropland with older terraces and grass waterways. The property is Zoned: “Ag Preservation” with building restrictions to agricultural structures only. Property is income producing with potential for hunting recreational enhancement.

**FSA INFORMATION:**

Cropland and Base information under reconstitution for 2026.

The 2025 and all prior year government farm program payments will be retained by the Seller and farm operator. The 2026 program payments will be negotiated in purchase contract relative to the 2026 farm income.

**PROPERTY TAX:** The property taxes for 2025 included additional land (73.85 acres) and totaled \$3,740.52. Seller will pay the 2025 real estate taxes and prior years. The 2026 real estate taxes will be negotiated in purchase contract relative to the farm income and closing.

**MINERAL RIGHTS:** Seller’s mineral rights, if any, will be conveyed to Buyer.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record. The property is Zoned: “Ag Preservation” with building restrictions to agricultural structures only.

**SURVEY:** Seller will provide survey of property. The attached survey outlines the approximate defined final boundary of the property.

**CONVEYANCE & TITLE:** Seller will furnish the Buyer a Warranty Deed. Seller shall provide an owner’s policy of title insurance in the amount of the purchase price. The cost of the owner’s title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller.

**POSSESSION:** Possession of the property will be granted upon final closing subject to tenant’s lease rights of possession. Owners lease rights and subject to purchase agreement negotiation. The 2026 carryover 60/40 crop share lease will be assumed by the buyer unless renegotiated via purchase agreement.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.