



The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

Land For Sale



400.92 acres, Gage County, Nebraska



For More Information Contact:

Boyd Smith (402) 875-0361

www.pinnaclefarmmanagment.com

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Location: The north 80 is north of Odell, NE, then east 1 mile. This 80 lies north and south on the south side of W Sycamore Road. The south farm is located 2 miles south of Odell, NE on both sides of SW 61 Road. The quarter is on the east side of the road, the L-shaped 160 acres is on the west side, both north of W Willow Road.

Legal Description: The West Half of the Northwest Quarter of Section 13, Township 1 North, Range 5 East of the 6th P.M., the North Half and the Southeast Quarter, the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter, all in Section 25, Township 1 North, Range 5 East and the Southwest Quarter of Section 30, Township 1 North, Range 6 East of the 6th P.M., Gage County, Nebraska, containing 400.92 acres, more or less.

Soils: The south farm is mostly Wymore silty clay loam with slopes up to 6% and Otoe silty clay loam with slopes of 6-11%. The north 80 is Nodaway silt loam that occasionally floods and Cortland-Malmo with slopes of 6-11%.

Possession: Immediate possession.

Description: This is a well-cared for farm with good terraces and waterways. There are 330 tillable acres. Yield information is available on request. The farms can be sold separately. Engineering work has been completed to build a dam on the west side of the south farm to irrigate the east quarter. Costs and details are available for this project.

2018 Real Estate Taxes: \$16,319.36.

Price: \$1,804,140.00 or \$4,500/ac.

