



**The Pinnacle Agency**  
FARM MANAGEMENT | REAL ESTATE

## Land For Sale



**156.83 acres-Gage County, Nebraska**



For More Information Contact:

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**[www.pinnaclefarmmanagment.com](http://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:** From the south side of Beatrice, NE, go 3.5 miles south on Highway 77. The farm is on the west side of the highway and the north side of West Maple Road.

**Legal Description:** Part of the Southeast Quarter of Section 28, Township 3 North, Range 6 East of the 6<sup>th</sup> P.M., Gage County, Nebraska, containing 156.83 acres.

**Soils:** Malmo-Pawnee complex, Oteo silty clay loam, Nodaway silt loam, Wymore silty clay loam and Judson silt loam with slopes to 11%.

**Possession:** Immediate possession, the farm is rented for the 2019 season.

**Description:** A rolling non-irrigated farm just south of Beatrice, NE and located on a main highway. There are 120.54 tillable acres. The house is uninhabitable and the outbuildings are in poor repair but the area would provide a nice site for an acreage.

**2018 Real Estate Taxes:** \$7,732.18.

**Price:** \$705,735.00 or \$4,500/ac.

