



The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

Land For Sale



80.0 acres, Colfax County, Nebraska



For More Information Contact:

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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 farm is located in north central Colfax County, Nebraska. From Highway 91 south of Clarkson go south 3.5 miles. The farm is on the east side of the road and ¼ mile north of Road S. This is also only 16 miles north of Schuyler.

Legal Description: The North Half of the Southwest Quarter of Section 32, Township 20 North, Range 3 East of the 6th P.M., Colfax County, Nebraska.

Soils: Nora Crofton soils at 6 to 11% slopes make up 68% of the farm. Moody silty clay loam at 2 to 6% slope are 23% of the farm. All Class II and III soils.

Possession: Immediate possession.

Description: This is a very productive farm in a very strong agricultural community. Less than 25 miles from ADM corn processing in Columbus. There are some grass terraces that could be removed to make farming easier. The farm is in excellent condition. The east 40 acres are gently rolling with no terraces and planted to alfalfa. There are 79.28 tillable acres.

Rainfall: Average annual precipitation is over 25".

2017 Real Estate Taxes: \$4,540.84.

Price: \$612,000 or \$7,650/ac.

