



The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

Land For Sale



159 acres, Thayer 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: Located in northeast Thayer County, Nebraska. From the north edge of Belvidere, go east on 10th Street ½ mile. The farm is on the north side of the road. The east side is Road 6400 and the north side is Road U. The farm is about 5 miles south of Bruning and 6 miles north of Hebron, NE.

Legal Description: The Northeast Quarter of Section 4, Township 3 North, Range 2 West of the 6th P.M., containing 159.05 acres, more or less.

Soils: Mostly Hastings and Crete silt loam soils with slopes up to 3%. There are 154 tillable acres.

Possession: Immediate possession.

Description: This is an exceptional farm with very productive soils. A 1990 8-tower Reinke pivot, John Deere 4039T diesel power unit and 2,000-gallon fuel tank can be purchased with the farm. The well (registration #G-048650), is drilled to 162 feet with the pump at 86 feet. Static water level is at 77 feet. The pivot is set at 800 gpm at 37 lbs.

2018 Real Estate Taxes: \$9,069.52.

Price: \$1,510,500.00 or \$9,500/ac.

