

LAND FOR SALE

116 Acre Farm

Howard County, Nebraska



Legal: The Southwest Quarter, excluding a 24.06 acre tract in the Northwest corner of the Southwest Quarter, and excluding a 20 acre tract in the Southwest corner of the Southwest Quarter of Section 35, Township 14 North, Range 10 all West of the the 6th P.M. Howard County, NE.

Soils: Farm consists mostly Valentine fine sand and Valentine-Libory complex with slopes ranging from 0-9, with some Libory-Boelus loamy fine sands.

Location: Located 5 miles South of St. Paul, Nebraska near Hardy Rd. and 7th Avenue. Call for directions to get to the property.

Description: This is a beautiful pasture that is known for raising good calves. There is 116 acres of rolling pasture. The pasture is full of good grass. There is a well with a water tank located on the property, and all of the fences are in excellent shape.

2015 Real Estate Taxes: \$1,897.94

Zoning: Ag

Possession: Immediate

Price: **\$400,000.00**