



Lot Size: 323.00 Acre
Listing #: 26015-77897
County: Furnas

SCHROEDER EDISON CROPLAND, CRP & PASTURE

NEW LISTING

THE PROPERTY/LAND USE: The farm has 323 deeded acres (Farm Service Agency mapping will show 321.61 acres) with the following land use:

102 acres of dryland cropland currently in production that will be planted to winter wheat by the tenant. Buyer to receive landlord's possession. Crop share lease. 42.83 acres FSA designated as cropland but grown back to grass for wildlife.

133 acres of fenced pasture with hydrant from water pipeline plus stock pond

14.41 acres of Conservation Reserve Program (CRP)

Balance in wildlife habitat for deer, pheasant, and quail.

Acreages provided by Furnas County Farm Service Agency. FSA aerial map attached in "Documents".

LOCATION: Approximately 5 miles southeast of Edison NE at intersection of County Roads 717 and 431.

LEGAL DESCRIPTION: W1/2, Section 13, T-3-N, R-22-W, Furnas County, Nebraska. 323 deeded acres.

FARM SERVICE INFO:

321.61 acres farmland. 159.21 cropland. Wheat PLC yield of 52. Corn HIP yield of 46.

Wheat: PLC yield of 52. Base acres 26.38.

Corn: HIP yield of 46. Base acres of 73.26

CONSERVATION RESERVE PROGRAM (CRP): Two small fields totaling 14.41 are enrolled in CRP with annual rental

Key Features

- 323 ACRES
- DEER, PHEASANT, & QUAIL
- 14 ACRES CRP
- 159 AC DRYLAND CROPLAND
- 133 AC FENCED PASTURE
- PIPELINE WATER HYDRANT
- STOCK POND
- MAJOR COUNTY RD ACCESS

fee of \$62.02 per acres. CRP contract expires September 30, 2026.

2023 TAXES: \$3,400.82

OFFERING PRICE: \$969,000

AGENTS FOR THE SELLER:

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**AgTeam
Land Brokers**



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