



PASTURE FOR SALE

360.43 +/- ACRES | FRANKLIN COUNTY, NE



PRICE REDUCTION - \$ 901,075 (\$2,500/ACRE)

This pasture offers good gates and fencing and has been well-managed and cared for with excellent control of thistle and cedar trees. The pasture is cross-fenced into three individual pastures to allow for rotational grazing. The Morton 30'x100' shed allows for livestock protection and confinement, as well as equipment storage if desired. An electric well supplies water to three tanks throughout the pasture. A dugout and dam also provide water for livestock. Good gravel roads on the north and west side of the pasture allow for access year-round. This would be a nice addition to any cattle operation.



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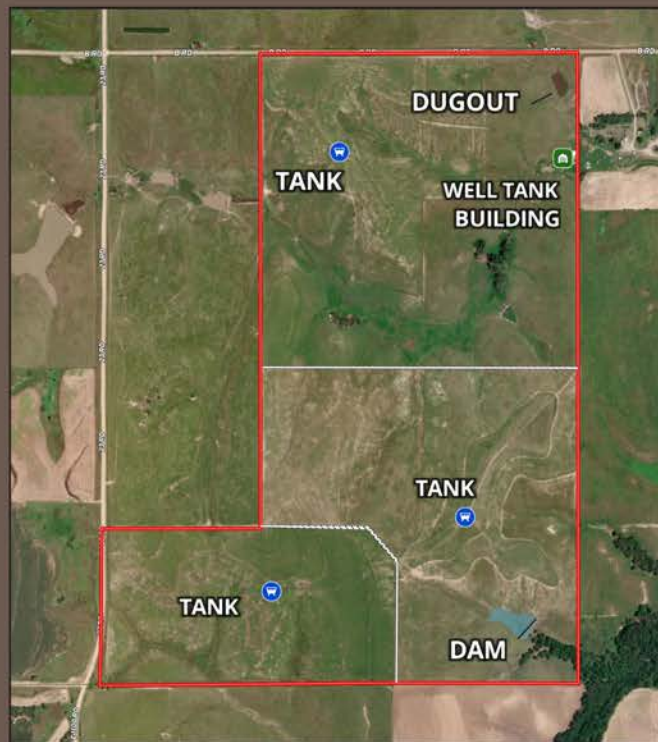




PROPERTY TAXES - \$3,660.88

LEGAL DESCRIPTION

West ½ Northeast ¼; East ½ Northwest ¼;
Northeast ¼ Southwest ¼; South ½
Southwest ¼; West ½ Southeast ¼ Section
34, Township 1 North, Range 16 West



PROPERTY DIRECTIONS

From Naponee, travel south on 22 Road approximately 1 1/2 miles to East Road. Head east on East Road for 2/3 of a mile to 22 1/2 Road. Travel south on 22 1/2 / 23 Road for 2 1/2 miles to B Road. Head east on B Road for 1/2 mile. The pasture is on the south side of B Road.

*All mineral rights owned by the Seller, if any, to convey to the Buyer

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