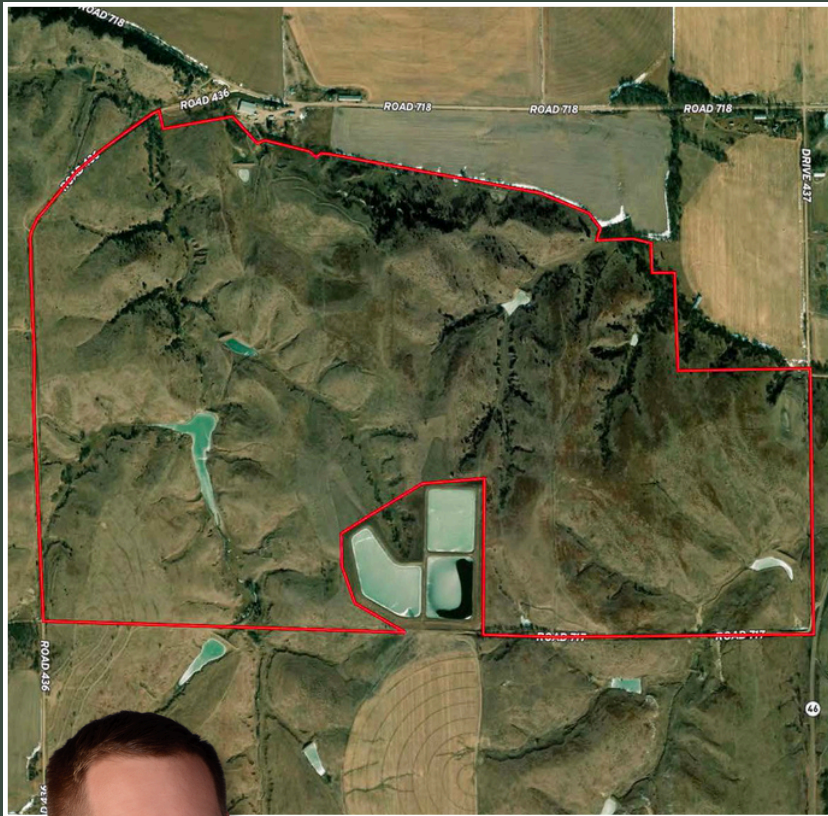




742± ACRES FOR SALE

PASTURE | FURNAS COUNTY, NE



OFFERED AT
\$2,200,000
(\$2,965 / ACRE)

Here is an excellent opportunity to add 700± acres of grass to your land holdings. This would be a nice pasture to run cows or yearlings on in 2026. There are two water wells as well as several ponds and dams that provide ample water for livestock and wildlife. Good gravel roads on the north and west sides of the property allow for year round access. For the hunter, this is a great recreational property with abundant wildlife throughout the area as it lays less than a mile south of the Republican River. If you are looking for a large tract of land that checks all the boxes, this is the one. Give Jeff a call today with any questions on this property.

JEFF MOON, ALC

Farm & Ranch Specialist
Holdrege, Nebraska

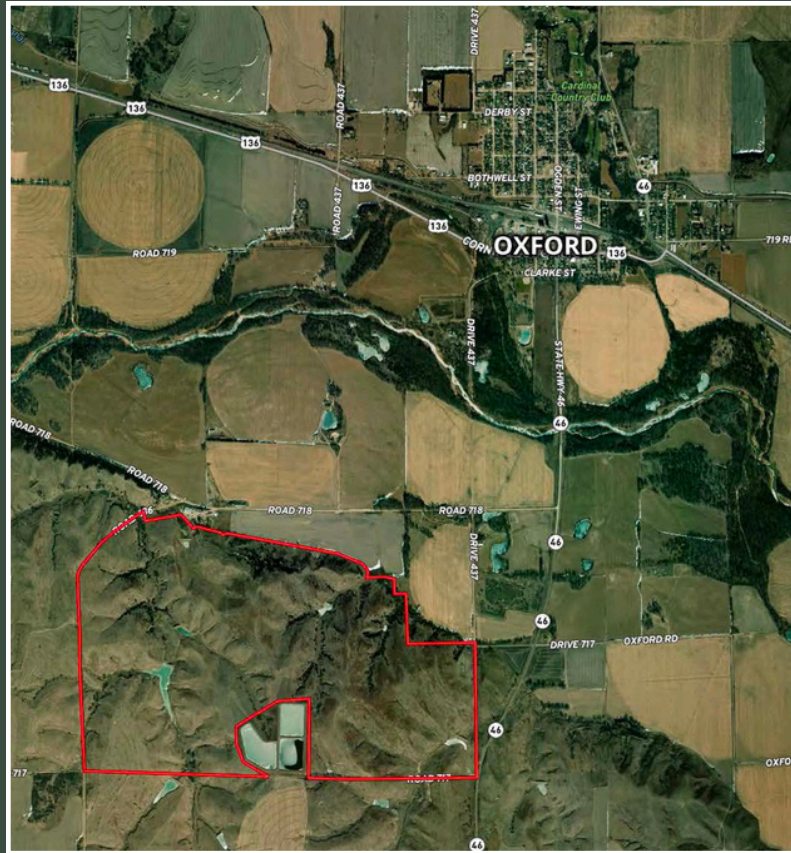


(308) 627-2630



Jeff.Moon@AgWestLand.com





PROPERTY DIRECTIONS

From Oxford, NE travel south on Hwy 46 1 mile to Road 718. Then head west 1 mile and the property will be on the south side of Road 718.

LEGAL DESCRIPTION

Parcel: 0001410.00 — SW1/4, Pt SW1/4NW1/4 13-3-21;
Parcel: 0001412.02 — NE1/4, NE1/4NW1/4, S1/2NW1/4, Pt. NW1/4NW1/4 & Pt. S1/2 14-3-21; Parcel: 0001409.00 — Pt. NW1/4NW1/4 13-3-21, All in Furnas County, Nebraska
(Acreage with house and buildings + cropland not included)

TOTAL ACRES

Total Acres - 742 +/-
Grassland Acres - 734.6 +/-
Road Acres - 7.4 +/-

PROPERTY TAXES

\$10,052.54

CRP CONTRACTS (expire 9/30/34)

192.75 CRP Acres - \$4,164 Annual Payment
515.25 CRP Acres - \$11,130 Annual Payment

Perimeter Fences on the property are in fair to good condition.
*All mineral rights owned by Seller, if any, convey to Buyer.



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