# LAND FOR SALE



## 308 ± ACRES

### HITCHCOCK COUNTY, NEBRASKA

**ASKING PRICE**

**$650,000**

Set within the historic Massacre Canyon, this diverse 308.26+/- acre mixed-use farm and ranch in Hitchcock County, Nebraska offers 258+/- acres of productive pasture, 32+/- acres of quality CRP grass, and a year-round creek that provides water and outstanding habitat for deer and other wildlife. Natural springs, along with discharge water from the nearby ethanol plant, keeps the creek flowing and ice-free all year, giving wildlife and livestock a reliable water source at no cost. A blacktop road provides easy access to the property, and the pasture can be traveled from corner to corner with ease. Canyon cover offers livestock and wildlife natural protection from storms and wind. It is conveniently located a ¼ mile from the Republican River, a ½ mile from Highway 34, and 2 miles from Trenton, NE, near Swanson Lake and area amenities. If you're looking to invest in a combination tract that offers both recreation and agricultural income, this is your chance to own both.




Property Directions: Head east out of Trenton, NE on Old Hwy 34. Follow the curve north and you'll drive through the property. Part of the property is to the east of the road, the majority of the property is on the north side of the railroad.

*To learn more about the property, give the listing agents a call or scan the QR code.*



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**Legal Description:** Part of NE1/4 (east of old Hwy) S31-T3N-R32W; Part of NW1/4 S32-T3N-R32W; Part of S1/2 S30-T3N-R32W; Part of NW1/4, Part of SW1/4, Part of SE1/4 S29-T3N-R32W all in Hitchcock County, NE

**Property Taxes (2025):**
$2,327.44

**CRP Information:**

- Annual Payment: $5,448.50
- CRP Expires in 2034

**Acreage Breakdown (per assessor):**

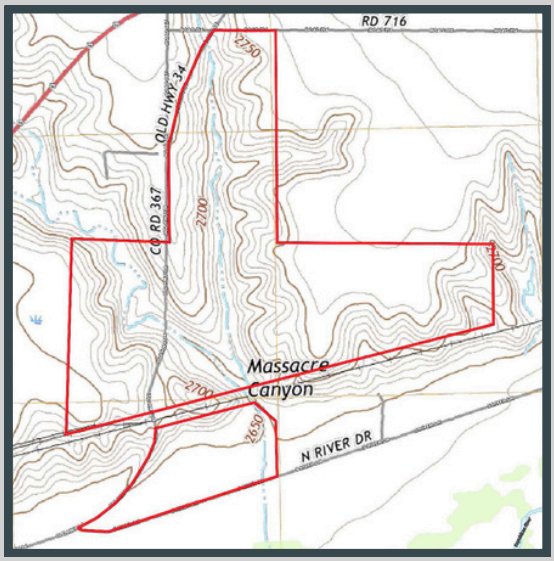
- Total Acres: 308.26+/-
- Grassland Acres: 258.89+/-
- CRP Acres: 32.05+/-
- Recreational Acres: 11.7+/-
- Road Acres: 5.62+/-

**FSA Information:**

- Wheat
  - Base Acres: 6.20
  - CCC-505 CRP Reduction Acres: 27.9
  - PLC Yield: 55
- Corn
  - Base Acres: 1.00
  - CCC-505 CRP Reduction Acres: 1.00
  - PLC Yield: 55
- Grain Sorghum
  - Base Acres: 0.00
  - CCC-505 CRP Reduction Acres: 0.40
  - PLC Yield: 0
- Total Base Acres: 7.20
- Total CCC-505 CRP Reduction Acres: 29.30

Fence on the property is in good condition.
All mineral rights owned by seller, if any, convey to buyer.












| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---|---|---|---|---|---|---|
| 1532 | Sulco silt loam, 9 to 30 percent slopes | 243.11 | 77.25 | 0 | 34 | 7e |
| 2302 | McCook loam, rarely flooded | 37.85 | 12.03 | 0 | 55 | 2w |
| 1620 | Keith silt loam, 1 to 3 percent slopes | 32.53 | 10.34 | 0 | 68 | 2e |
| 1615 | Keith and Blackwood silt loams, 0 to 1 percent slopes | 1.23 | 0.39 | 0 | 60 | 2c |
| TOTALS | | 314.7 (*) | 100% | - | 40.14 | 5.86 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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