

20 ACRES HALL COUNTY DRY LAND FARM GROUND

AG COUNTRY PARTNERS
IS PLEASED TO OFFER THIS PROPERTY

Listing Number
01043

FOR SALE

Prairie Creek Township

Location: From Grand Island, NE. go west on Hwy. 2 to Engelman Road, turn north & go 4 mi. to Chapman Road, then west and proceed 1 mile to Monitor Rd. to the north-west corner of property.

Legal: The W1/2NW1/4NW1/4, S15, T12N,R10, West of the 6th PM, Hall County, Nebraska
18.60+/- acres

2013 Taxes: \$685.16

Price Reduced From
\$57,660.00 TO:

New Price: \$51,150.00
(\$2,750.00.00 Per Acre)



Ag Country
Partners

721 Glacier Trail
Lincoln, NE. 58521

Phone: 402 474-2850 or 402 416-6118 ©
dave@agcountrypartners.com
www.agcountrypartners.com

Here is a 18.60 +/- dry land farm that won't break the bank that you can add to your current operation. Soils are average and has good subsoil moisture in this area. Accessible by section line roads from Chapman Road and Monitor Road. Base Acres 18.8, Payment Acres 16.0, Direct Yield 122. If you would like to visit about this ground, give Dave Connely a call at 402 416-6118

- Close to Grand Island
- Dry Land Crop Ground
- Access by Section Line Road
- Average Soils
- Cash Rent



- Common Land Unit
 - Cropland
 - Non-cropland
- Conservation Reserve Program
- Wetland Determination Identifiers
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Traffic Boundary
- Section Line

Farm Service Agency
Hall County, Nebraska
 2012 NAIP Imagery

2014 Program Year
 Map Created June 11, 2014

1 inch = 739 feet

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-626 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

70th ROAD

60th ROAD

MONITOR ROAD

ENGLEMAN ROAD

NORTH ROAD

WEBB ROAD

HIGHWAY 281

ST PAUL ROAD

TO SAINT PAUL
13.0 MI.

BO. 22

R TO W

LOUP RIVER ROAD

PRAIRIE ROAD

CHAPMAN ROAD

ONE-R ROAD

WHITE CLOUD ROAD

281

7.5 MI.

SOLD



52. Sec. 11 Phillip Sambikber, etux
 53. Sec. 14 Elvyn Brown
 54. Sec. 28 Clarice Shaw, etal
 55. Sec. 34 Deb Shriner

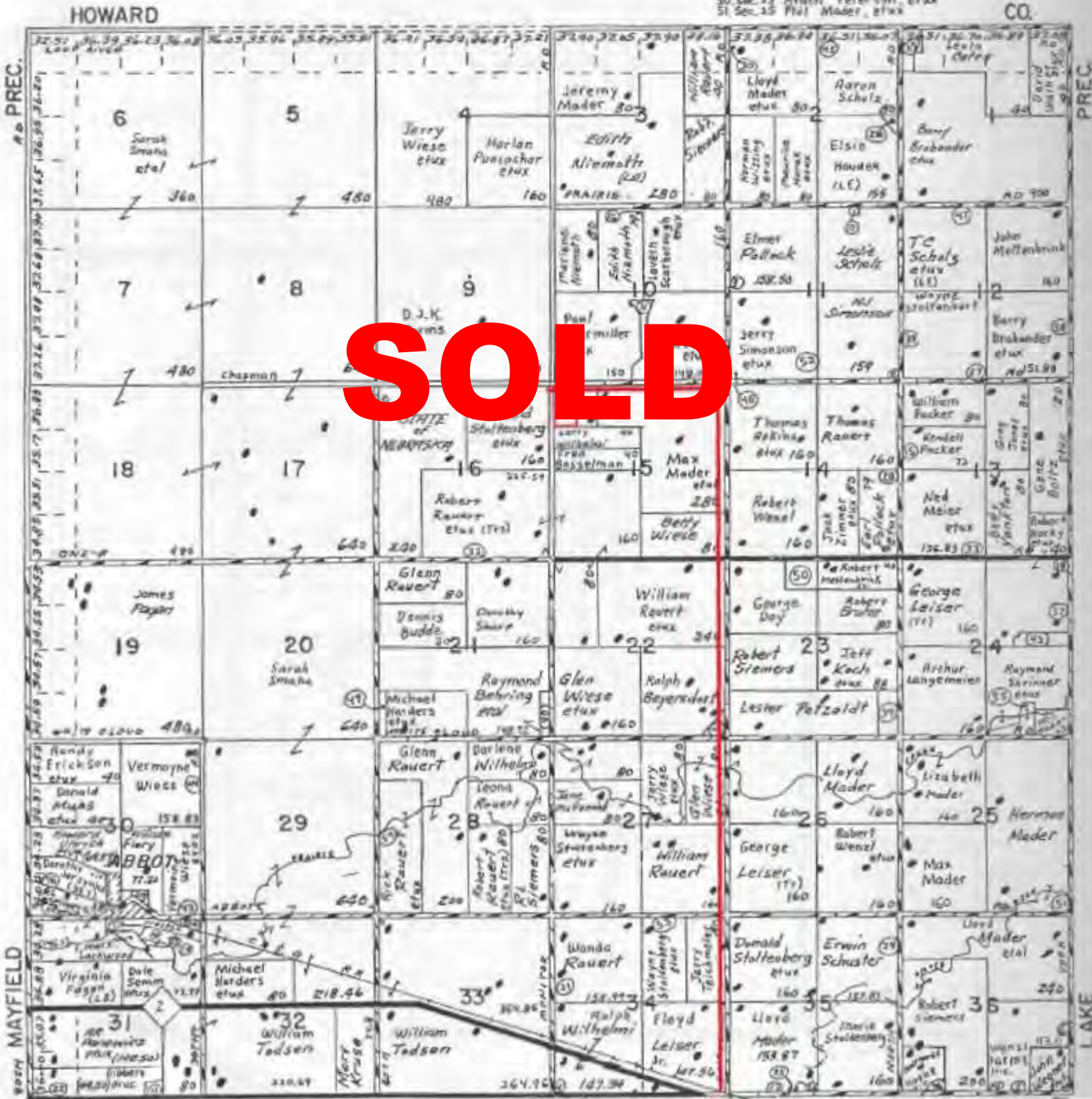
PRAIRIE CREEK

T-12N R-10W OF 6TH P.M.

1. Sec. 15 Lloyd Mader, etux-20
2. Sec. 16 William Rauert, etux-20
3. Sec. 11 Nkr. P.R.D.-1.50
4. Sec. 34 Ralph Wilhelm, etux-0.37
5. Sec. 34 Wayne Schumacker, etux-5
6. Sec. 36 Dennis Stark, etal-0.83
7. Sec. 31 Elwyn Schwaitzer, etux-7.09

84er. 11 Kenneth Dankert, etux-1
 184er. 31 C.F. Farms Inc.-10.51
 N.30er. 11 Leonard Balpa, etux-18.95
 123er. 11 J. Dikbery, etux-9
 145er. 21 Don Speere, etux-212
 153er. 21 C.F. Farms, etux-1
 163er. 21 Kevin Syster, etux-1.49
 173er. 13 Michael English, etux-8
 183er. 31 Anna Gruba, etux-1
 193er. 31 Ralph Schatz, etux-1
 203er. 31 William Rauert, etux-1
 213er. 31 Gerg Demaray-1
 223er. 31 Davis Bailey, etux-10
 233er. 31 Elmer Rauert, etux-1
 243er. 31 Public Co. - 2.13
 253er. 31 J.C. Schatz, etux-8.88
 263er. 31 J.C. Schatz, etux-5
 273er. 31 Gene Hammer, etux-0.51
 283er. 31 Jerry Spunholz, etux-3
 293er. 31 Dennis Rauert, etux-1.49
 303er. 31 Rick Meyer, etux-1
 313er. 31 Harold Epp, etux

30 Sec. 31 Melvin Paulson, etux-118
 31 Sec. 10 N.G.T. Systems, etux-21.87
 32 Sec. 16 Richard Payne, etux-14.46
 33 Sec. 13 Chad Garman, etux-2.17
 34 Sec. 23 Steven Perzold, etux-30
 35 Sec. 1 Robert Walker, etux-12.72
 36 Sec. 34 James Keeshan-3
 37 Sec. 24 Keith Dikbery, etux
 38 Sec. 12 Rita Fitzgerald-1.55
 39 Sec. 12 Myra Darling, etux
 40 Sec. 31 Rick Rauert-11.08
 41 Sec. 22 Jerry Shabery, etux-7
 42 Sec. 24 Stephen Adams, etux-12.23
 43 Sec. 30 William Flary-7.23
 44 Sec. 30 Lawrence Kilmak, etal
 45 Sec. 2 Robert France, etux-0.58
 46 Sec. 30 Hosa Behrens-1.3
 47 Sec. 13 Donald Schatz, etux
 48 Sec. 11 Bryan Simonson, etux
 49 Sec. 31 Darin Jacobsen, etux
 50 Sec. 23 Arden Peterson, etux
 51 Sec. 35 Phil Mader, etux





Base Acres 18.8, Payment Acres 16.0, Direct Yield 122.

To view this property and others, go to www.agcountrypartners.com

Your Partners in Real Estate

Ag Country Partners, Inc.

721 Glacier Trail, Lincoln, Nebraska 68521

402 416-6118 (cell) - 402 474-2850 (office)

All information was obtained from sources deemed reliable, the Broker makes no guarantees as to accuracy. All prospective Buyers are urged to fully inspect the property and rely on their own conclusions.