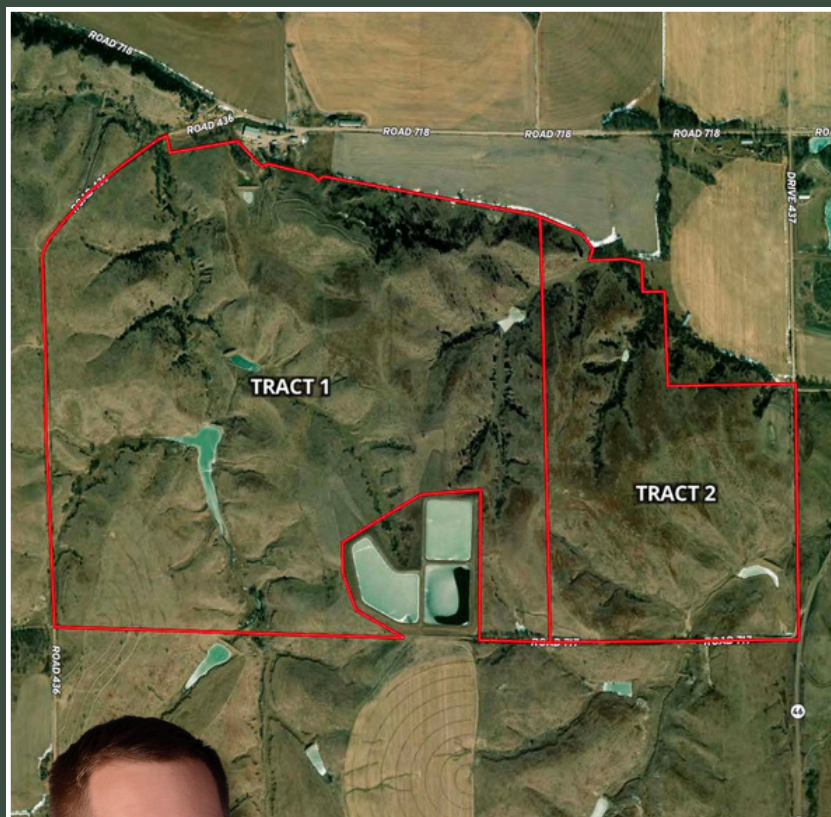




# 742± ACRES FOR SALE

2 TRACTS OR COMBINATION | PASTURE | FURNAS COUNTY, NE



**OFFERED AT \$2,965/ACRE**

**TRACT 1: \$1,586,275**

**TRACT 2: \$613,755**

Here is an excellent opportunity to add acres of grass to your land holdings. These would be nice pastures to run cows or yearlings on. Each tract has one water well. There are several ponds and dams across the two tracts that also provide ample water for livestock and wildlife. Good gravel roads allow for year round access. For the hunter, these are great recreational properties with abundant wildlife throughout the area as they lay less than a mile south of the Republican River. If you are looking for a tract of land that checks all the boxes, here is a great opportunity. Offered in 2 tracts or combination. Give Jeff Moon a call today with any questions.

## JEFF MOON, ALC

Farm & Ranch Specialist  
Holdrege, Nebraska



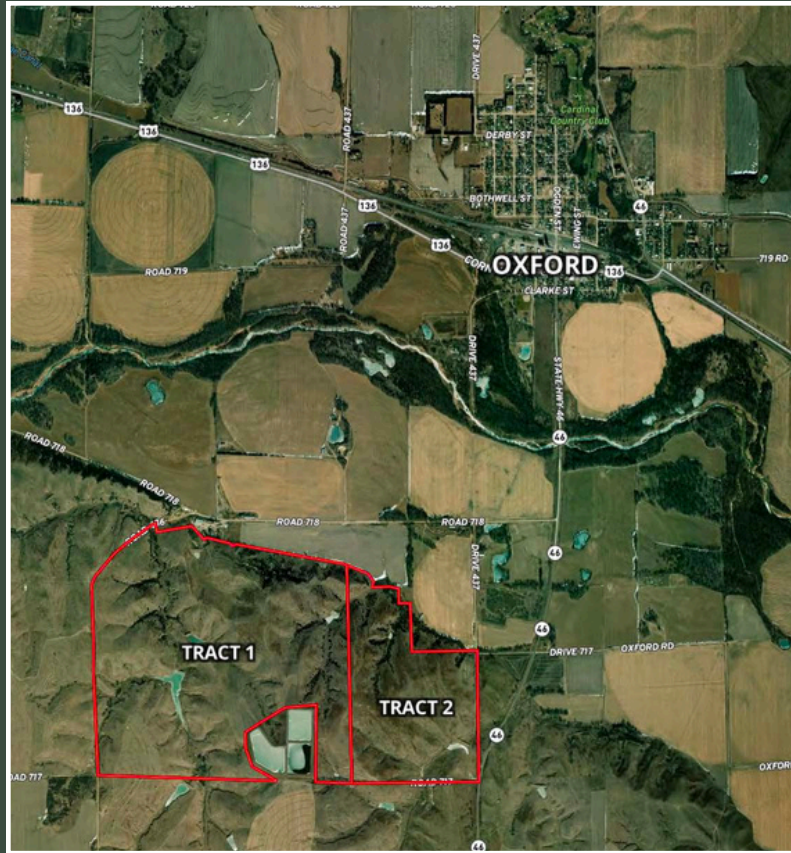
(308) 627-2630



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**

Tract 1: Parcel: 0001412.02 — NE1/4, NE1/4NW1/4, S1/2NW1/4, Pt. NW1/4NW1/4 & Pt. S1/2 14-3-21

Tract 2: Parcel: 0001410.00—SW1/4, Pt SW1/4NW1/4 13-3-21;  
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 (Tract 1)**

Total Acres: 535+

Grassland Acres:

Road Acres:

## **TOTAL ACRES (Tract 2)**

Total Acres: 207+

Grassland Acres:

Road Acres:

## **PROPERTY TAXES (2025, estimated)**

Tract 1: \$7,291.78

Tract 2: \$1,508.42

## **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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