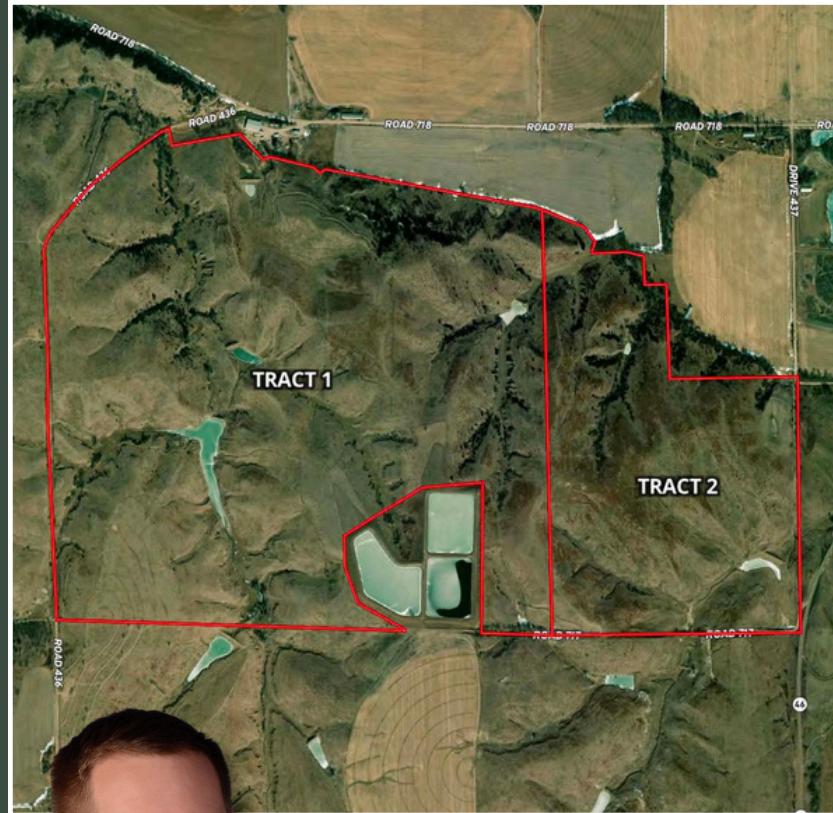




# 742 ± ACRES FOR SALE

# 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

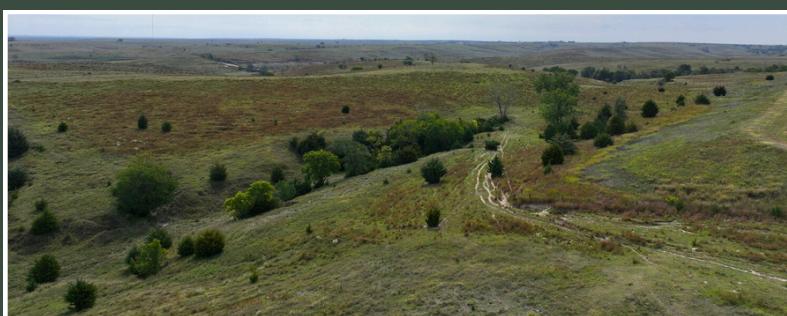
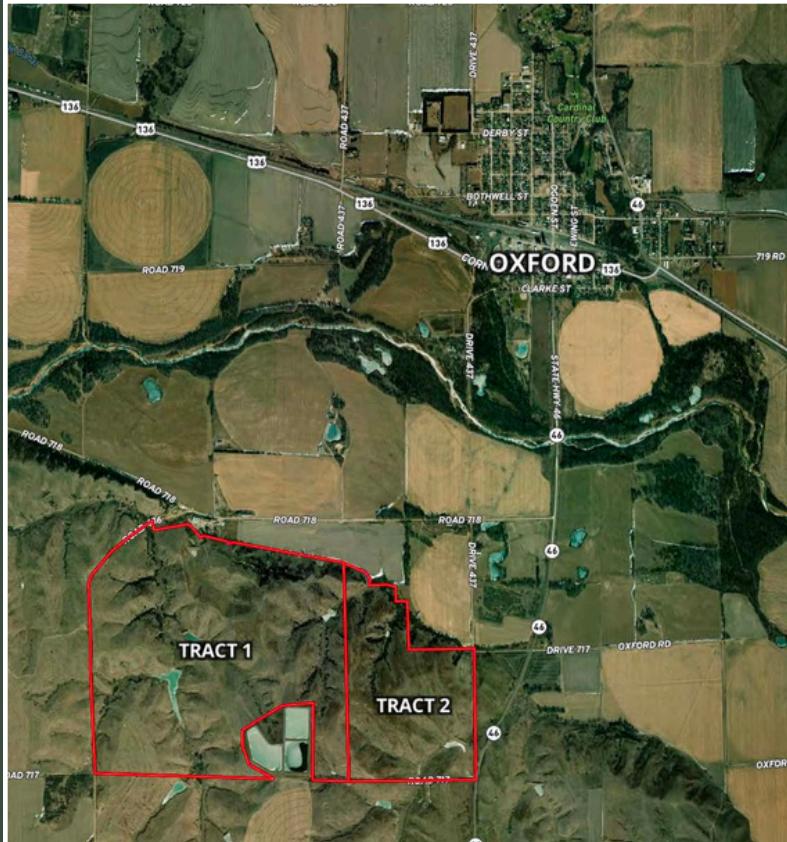
## **CRP CONTRACTS (expire 9/30/34)**

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.



The information contained herein is as obtained by AgWest Land Brokers LLC–Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.