



PROPERTY DIRECTIONS

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

LEGAL DESCRIPTION

Tract 1: NE1/4, NE1/4 of NW1/4, S1/2 of NW1/4, Pt. NW1/4 of NW1/4 & Pt. S1/2 S14-T3-R21.

Tract 2: SW1/4, Pt SW1/4 of NW1/4 S13-T3-R21; Pt. NW1/4 of NW1/4 S13-T3-R21. All in Furnas County, NE (Acreage with house and buildings and cropland not included)

TOTAL ACRES (Tract 1): 535+/-

TOTAL ACRES (Tract 2): 207+/-

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.

*There is a lease on the grass for the 2026 season.



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