



MORRILL COUNTY COMBO



A 1,308± acre farm and ranch with good access near Broadwater, NE.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$988,400

Location

10 miles NE of Broadwater, NE

Legal Description

28 20 47 W1/2

29 20 47 E1/2

33 20 47 S1/2 NW, PT NE

Acres

Grass:	1,104±
Drycrop:	42±
Irrigated:	154.53±
Road:	6.96±
Farm site:	1±
TOTAL:	1,308.49±

Taxes - Estimated

\$11,956.22

Income Potential

50 pairs for 6 months @ \$45/pair= \$13,500

Rent on dry cropland and irrigated \$16,000

Total Income: \$29,5000

FSA Info

120.89 acres of CRP expires in 2021 payment is \$4950

184.7 acres of Corn base with an FSA yield of 107 bushels per acre

Property Summary

Here is an ideal combination unit with grass and irrigated land that would be a great home base for a cow/calf family or an add on to an established producer.

It has an old improvement site that a house could be moved into or a calving facility could be added. With the irrigated and dry cropland it could produce a good feed base for a cow/calf producer. There are long established windbreaks with large trees, which provide protection for calving cows during the winter. This property has great county road access, and is located 10 miles NE of Broadwater, NE. Call Scott for a showing or to answer questions about this good listing.

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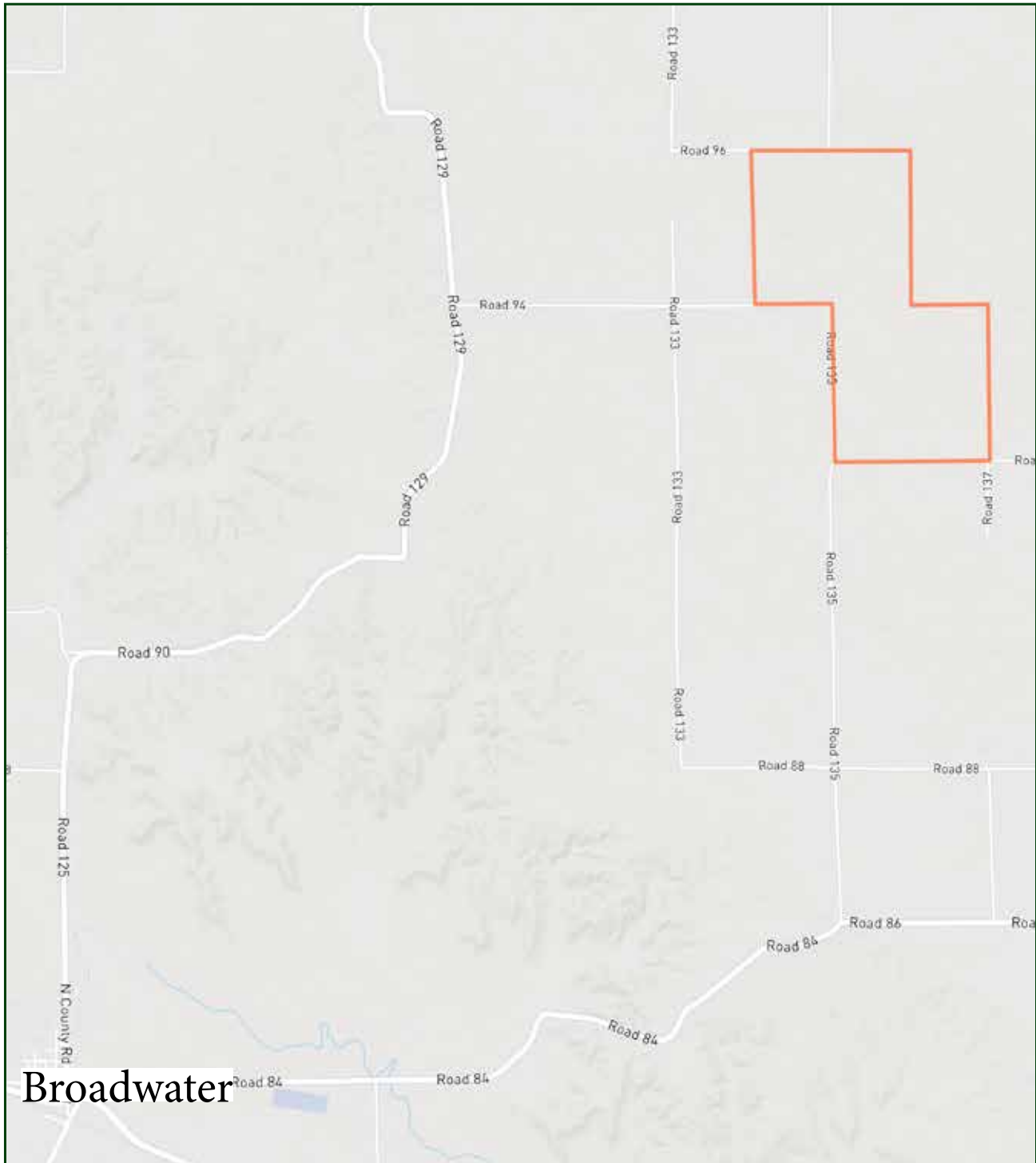
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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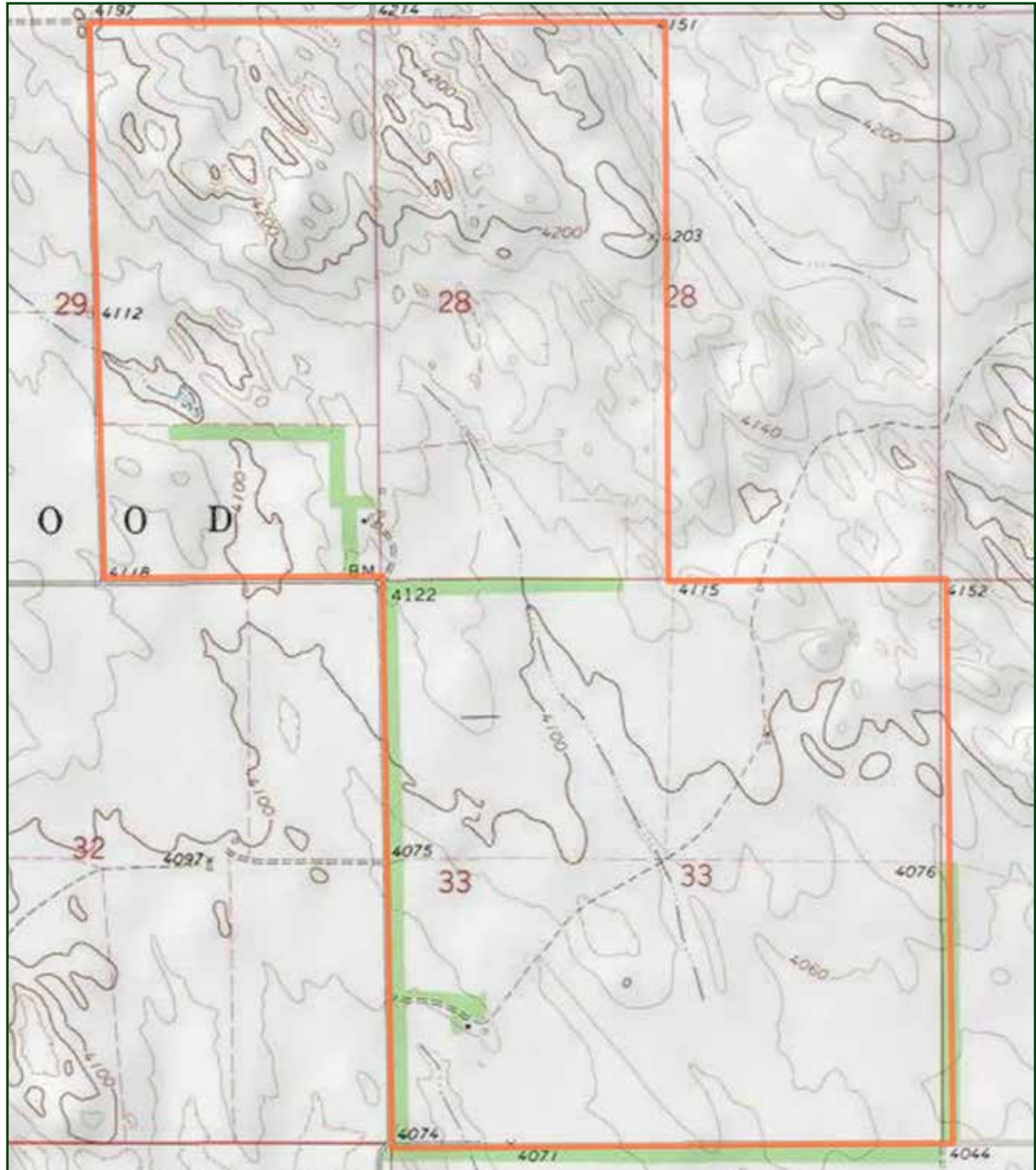
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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

Contact Information

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