



**The Pinnacle Agency**

FARM MANAGEMENT | REAL ESTATE

# LAND FOR SALE

## 98.12+/- Acre Farm Cass County, Nebraska



**Legal:** Part of the South half of the Southwest quarter in Section 23, and the Northeast quarter of the Northwest quarter of Section 26, Township 12 North, Range 12 all East of the 6th P.M. Cass County, Nebraska.

**Soils:** This farm consists of mostly Nodaway silt loam and Yutan silty clay loam soils.

**Location:** This farm is located between Louisville and Plattsmouth, Nebraska about  $\frac{3}{4}$  of a mile south of the intersection of Highway 66 and 84th street. The farm sits on the east side of 84th street. Call for directions.

**Description:** This Cass county farm consists of 98.12 +/- acres of dryland cropland. The farm is over 90% tillable with a few draws going through it. This is a very productive farm in a good cropland area. For more information on this farm contact Derek Vrtiska at The Pinnacle Agency.

**2017 Real Estate Taxes:** \$6,234.58

**Possession:** Immediate

**Price:** \$637,780.00

For More Information Contact: [Derek Vrtiska \(402\) -852-6208](tel:402-852-6208)

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Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.