



# The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

## Land For Sale



158.42 acres, Dawson County, Nebraska



For More Information Contact:

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**[www.pinnaclefarmmanagment.com](http://www.pinnaclefarmmanagment.com)**

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.

**Location:** The farm is located just northeast of Overton, NE. From Overton, go north to Road 754, then west ½ mile, the farm is on the south side of Road 754 and west of Road 445.

**Legal Description:** The Northeast Quarter of Section 18, Township 9 North, Range 19 West of the 6<sup>th</sup> P.M., Dawson County, Nebraska. The acreage on the east side of the farm is not included.

**Soils:** Wood River-Gayville complex and Cozad Silt Loam soils make up 83% of the farm with slopes of 0-1%.

**Possession:** Immediate possession.

**Description:** There are 139.64 tillable acres with nearly 12 acres in tree-lined drainage ditches. Deer and upland game are prevalent. Alfalfa is a good option for this land. Great markets are very close by. There are many feedlots within 20 miles.

**Rainfall:** Average annual precipitation is over 20”.

**2017 Real Estate Taxes:** \$4,305.16.

**Price:** \$633,680.00 or \$4,000/ac.

