



311.91 +/- ACRES CRP & GRASSLAND FARM

OFFERED AT
\$895,000

SHERMAN COUNTY, NE



This is a well-located pasture just off Hwy 10 in Sherman County. The pasture offers good gates and fencing, and has been well-managed and cared for with excellent control of thistle and cedar trees. An electric well and 3 dams provide water throughout the pasture. A windmill is on the south half of the pasture, that needs repaired but could be another source of water.

There are approximately 56 acres enrolled in a CRP contract that allows for extra income and provides excellent upland bird habitat for the avid bird hunter. A paved road on the north side, a gravel road on the south side, and a minimum maintenance road on the east side provide access to the pasture.



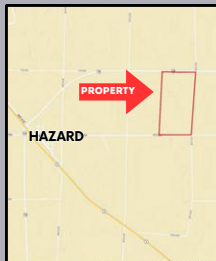
JEFF MOON, ALC

FARM & RANCH SPECIALIST

HOLDREGE, NEBRASKA

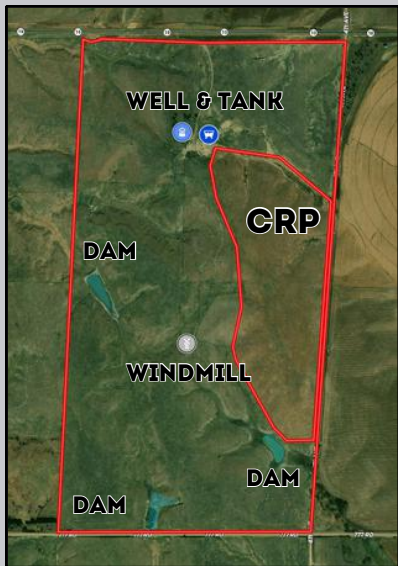
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SHERMAN05-NE

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TOTAL ACRES: 311.91 +/-
CRP Acres: 56.40 +/-
Grassland Acres: 251.51 +/-
Misc: 4.00 +/-

LEGAL DESCRIPTION

Pt. East 1/2 Section 16, Township 13 North,
Range 15 West

CRP CONTRACT DETAILS

Acres: 56.4, Payment: \$8,276
Expiration Date: 9-30-2031

PROPERTY TAXES

\$4,381.04

PROPERTY DIRECTIONS

From Hazard, NE (Intersection of Hwy 2
& Hwy 10), travel north on Hwy 10 for 2
1/2 miles. Pasture is on the south side of
Hwy 10.

All mineral rights owned by Seller, if
any, to convey to Buyer

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