

Seller: Debra Schardt

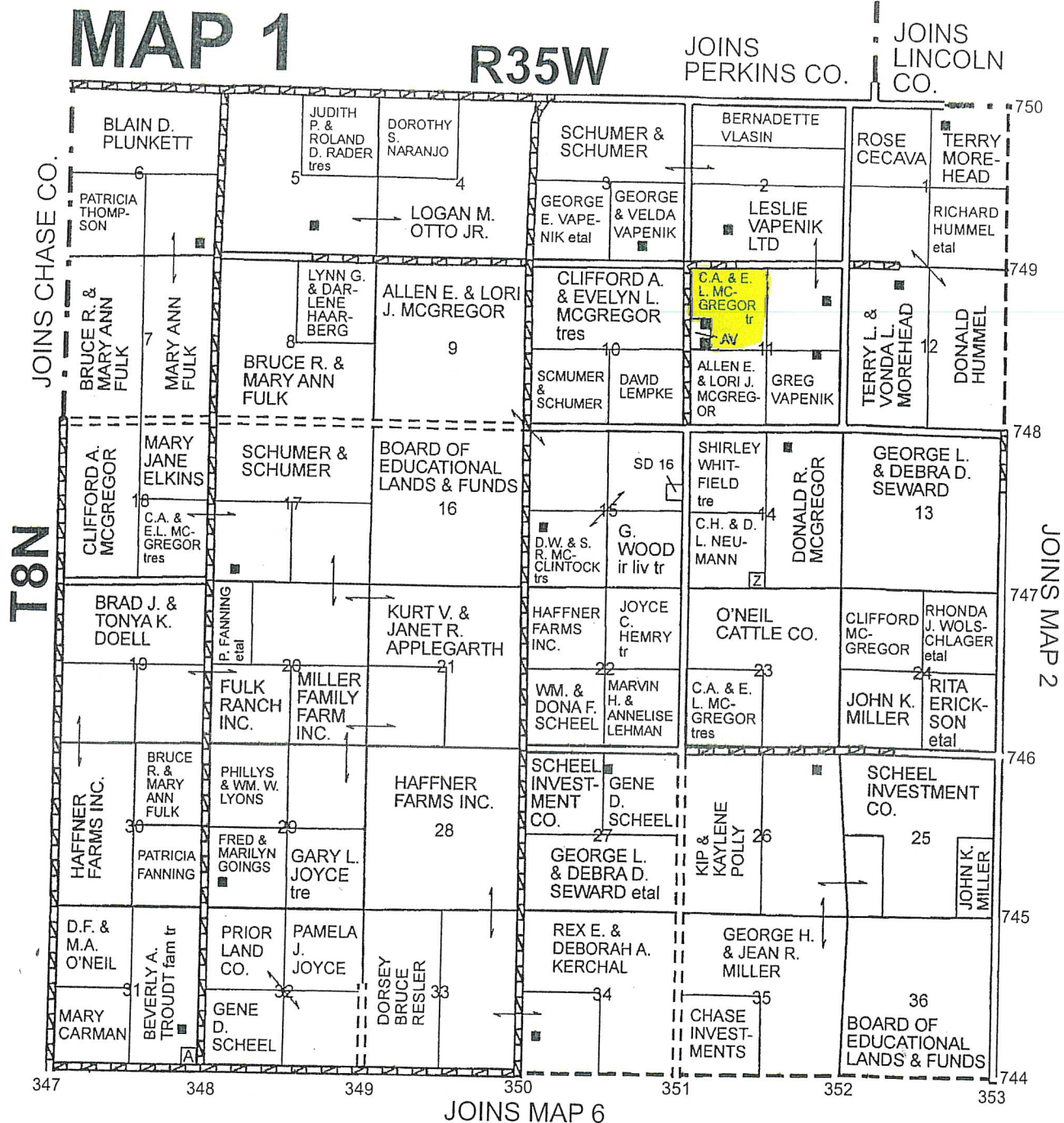
Call: John or Eli , Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$325,000.00
LEGAL DESCRIPTION:	All of NW1/4 Sec: 11-T8N-R35W Excepting out a 12+/- acre tract in the SW Corner. Hayes County Nebraska
LAND USE:	Dryland Farm Ground
SOIL TYPE:	McCash very fine sandy loam Jayem loamy very fine sand Sarben loamy very fine sand
FSA INFORMATION:	Total Cropland Acres: 142.57 Total Base Acres: 86 Corn Base Acres: 60.40 Wheat Base Acres:25.60
ADDITIONAL INFORMATION:	- 10 Miles South of Grainton, Nebraska - Good County Road Access
REAL ESTATE TAXES:	2024 Net Taxes \$979.72

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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.







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