

# **LAND FOR SALE**

## **140+/- Acre Farm Polk County, Nebraska**



**Legal:** The South Half of the Northeast Quarter and the North 60 acres of the North Half of the Southeast Quarter of Section 27, Township 13 North, Range 3 West of the 6<sup>th</sup> P.M., Polk County, NE.

**Soils:** This farm consists of Hastings Silt Loam soils with slopes of 0-7%.

**Location:** Located 5 miles North of Benedict, NE and 2 miles West. Head North out of Benedict on Highway 81 for about 5 miles, and then head West on Highway 66 towards Polk. Go south on K road for a half of a mile, and the farm will be on the west side of K road. Contact The Pinnacle Agency for more directions.

**Description:** A good irrigated farm that has 137 tillable acres with a building site. Two larger pivot corners can be irrigated with subsurface irrigation. The pivot is a 1979 Reinke with a 427-power unit with an 1100 gpm well. The building site has a 50'x 90' steel building with a 30' and a 24' overhanging door.

**2017 Real Estate Taxes:** \$ 8,189.08

**Possession:** Immediate

**Price: \$1,155,000.00**

**For More Information Contact: Derek Vrtiska (402) -852-6208**

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.