

**O'Neil Property**  
**Chase County and Hayes County, Nebraska**

**Legal Description**

Township 8 North, Range 36, West of the 6th P.M., Chase County

Section 25 NW1/4

Section 26 NE1/4NE1/4

Township 8 North, Range 35, West of the 6th P.M., Hayes County

Section 31 NW1/4

**Land Use**

341.62 acres dry cropland

The cropland is comprised of Sulco, Jayem, McCash and Sarben Class 2, Class 3 and Class 4 soils.

**FSA Program Information**

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	170.9	38 bushels
Corn	46.7	161 bushels
Oats	8.9	41 bushels

**Real Estate Taxes**

The 2019 real estate taxes on the property were \$3,550.<sup>82</sup>

**Possession and Minerals**

Buyer will receive landlord's possession at closing, subject to the rights of the present farm tenant under the terms of the existing farm lease.

Seller will retain no mineral interest in the property, and will transfer to Buyer all mineral interest owned by the Seller, if any.

**Price**

\$ 400,000

***JOHNSTON REAL ESTATE***

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

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