

Kitt Property
Dundy County, Nebraska

Legal Description

Part of NW1/4 of Section 9–T4N–R36W, Dundy County

Land Use

150.5 acres dry cropland

The cropland is comprised of highly productive Blackwood and Keith loam soils. The property is cropped in a three–year rotation of winter wheat, row crop and fallow. There are presently approximately 40.3 acres are in corn stalks, 51.5 acres in wheat stubble, and 58.7 acres fallow.

FSA Program Information

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	58.22	50 bushels
Corn	40.98	91 bushels

Real Estate Taxes

2017 real estate taxes on the property were approximately \$2,800.⁰⁰

Possession and Minerals

Buyer will receive possession at closing, subject to the rights of the present farm tenant under the terms of the existing farm lease, and also subject to the Seller's retention of 100% ownership of the landlord's share of the corn stalks on the property.

Seller will retain no mineral interest in the property, and will transfer to Buyer all mineral interest owned by the Seller, if any, which mineral interest is subject to an existing oil and gas lease on the property.

Price

\$ 301,000

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.

JOHNSTON REAL ESTATE

257 N. Arapahoe Avenue
P.O. Box 345
Wauneta, Nebraska 69045
(308) 394-5519
www.JohnstonRE.com