

Kerchal Property
Hayes County, Nebraska

Legal Description

Township 7 North, Range 35, West of the 6th P.M.
Section 15 SW1/4

Land Use

157.48 acres dry cropland

The cropland is comprised of McCash very fine sandy loam and Sarben loamy very fine sand, approximately 52% Class 2 soils, and 48% Class 3 and Class 4 soils.

FSA Program Information

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	79.58	41 bushels
Corn	77.90	133 bushels

Real Estate Taxes

The 2019 real estate taxes on the property were \$1,359.⁶⁸

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

\$ 192,000

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.

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