

**Smukler Property  
Dundy County, Nebraska**

**Legal Description**

SW1/4 of Section 12, and the NW1/4 of Section 13–T4N–R37W, Dundy County

**Land Use**

327.5 acres dry cropland

The cropland is comprised of highly productive Blackwood, Keith and Ulysses loam soils. There are presently approximately 110.7 acres in growing wheat, with the remaining acres to be planted to corn.

**FSA Program Information**

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	122.28	61 bushels
Corn	123.12	99 bushels

**Real Estate Taxes**

The 2017 real estate taxes on the property were \$6,112.<sup>28</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 a 50% non-participating royalty interest in all oil, gas and other minerals for a period of 20 years from the date of the deed which transfers title to Buyer.

**Price**

\$ 640,000

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***

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