



WEBSTER COUNTY DRYLAND QUARTERS



Two dryland quarters located North of Guide Rock, NE.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$1,328,000**

Location 9 miles North of Guide Rock, Nebraska along Nebraska Hwy 78

Legal Description

NW 1/2 S22 & SE 1/4 S21-Township 3N-Range 9 West of the 6.th P.M. Webster County, Nebraska

Acres 320±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$7,587.74**

Property Summary

Premium Dryland Farm Ground for Sale - Webster County, Nebraska

An exceptional opportunity to acquire two closely located dryland quarters located along a paved highway 78 just North of Guide Rock, Nebraska. These properties offer highly productive soils and versatile land use potential, ideal for farming and grazing operations.

Property Highlights:

Soil Quality: Predominantly Class I, II, and III Holdrege and Hastings silt loams, known for their fertility and excellent drainage.

NW 1/4 of Section 22:

160± total acres | 117± Dryland | 39.96± Grass | 6.04± Roads

Taxes: \$4,077.40

- Includes a mix of dryland farm ground and fenced pasture on the northern portion.
- Significant cedar tree removal has enhanced pasture usability.
- A pond located in the northwest corner serves as the sole water source.
- Remaining grassland has historically been utilized for hay production.

SE 1/4 of Section 21:

160± total acres | 118± Dryland | 34.96± Grass | 7.04± Roads and waste

Taxes: \$3,510.34

- Primarily dryland cropland with additional hayed pasture along the eastern edge.
- Features a dry creek in the northwest corner, adding natural character and drainage.
- Over time, most of this parcel has been successfully converted to productive dryland farm ground.

Location:

Strategically situated with highway frontage, offering easy access and logistical advantages for agricultural operations.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

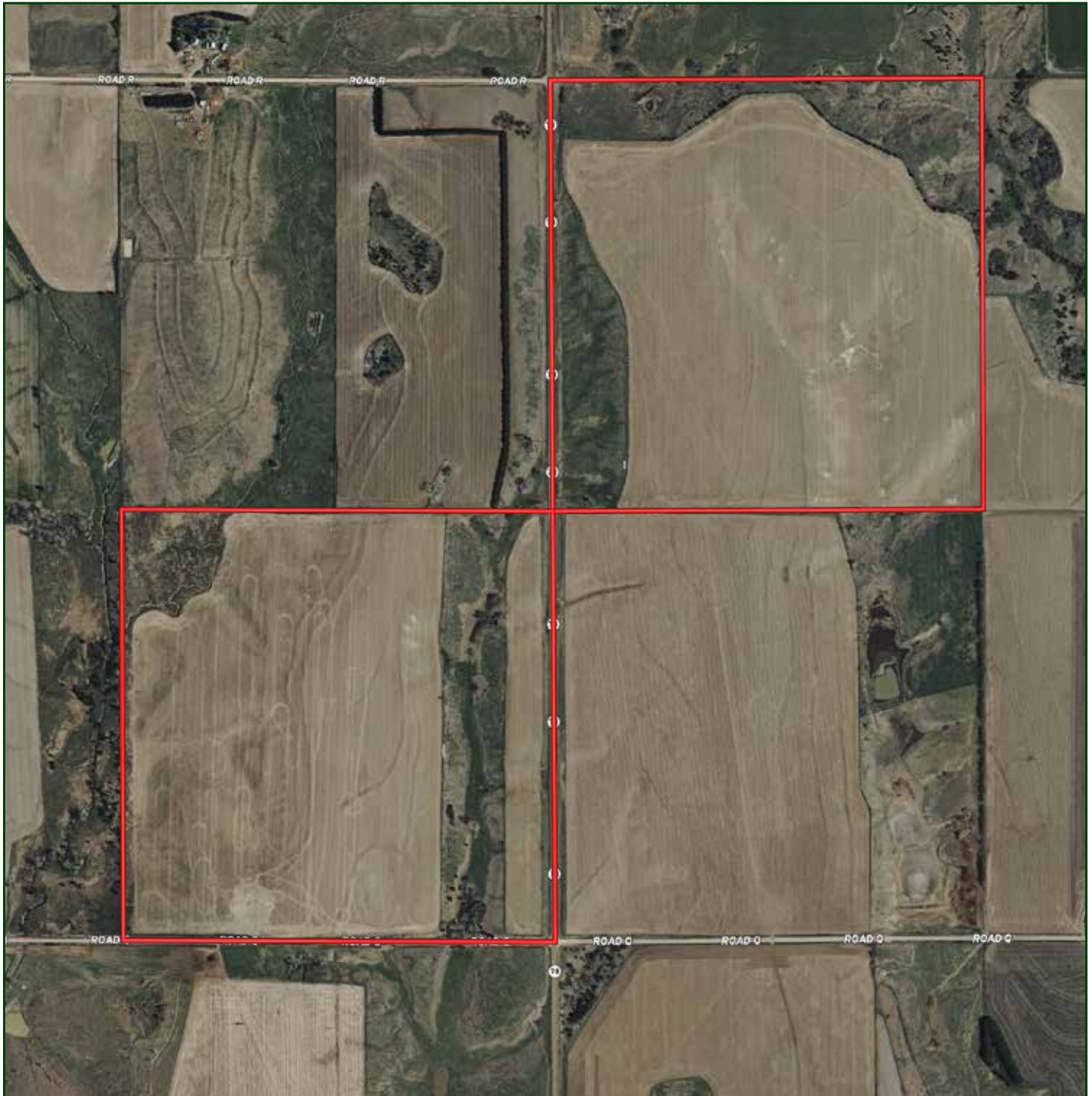
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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