



## INDIANOLA GRASS, DRYLAND, AND ACREAGE



729± acres of productive farmland, quality grass, and an acreage site.

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# PROPERTY HIGHLIGHTS

**List Price** **\$1,824,650**

## Location

1.5 miles Southwest of Indianola along Drive 395 on the East and Drive 716 to the North

## Legal Description

SW1/4, NW1/4 Section 25-T3-R28 West of the 6th P.M. Red Willow County, Nebraska

## Acres

North Grass: 421.58± (\$795,000)

Dryland: 120.19± (\$277,850)

Home Grass: 172± (\$326,800)

Acreage: 13± (\$425,000)

Balance roads and waste: 2.38±

**Total: 729.15±**

**All acres to be confirmed by survey should parcels sell separately from the whole.**

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** **\$4,767.28**

## Outbuildings

### Acreage

Slant Wall Stl Bldg 80 x 48 x 14 3,840sqft

Farm Utility Building 32 x 28 x 10 896sqft

Farm Utility Building 16 x 12 x 8 192sqft

Equipment Shed 2012 75 x 30 x 14 2,250sqft

Wick Shop 2014 80 x 60 x 16 4,800sqft

Barn, General Purpose 1920 38 x 32 x 10 1,216sqft

Home= 1,380 sq feet. 3 bed 1 bath on main floor. 1,380 sqft Unfinished basement with bathroom. Basement did have 2 egress windows installed. Newer water heater and forced air system.

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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## Well Info

Domestic well at house feeds tank in pasture. Livestock well on the North end of the pasture feeds pipeline tank. Livestock well on the East side of pasture by county road. Windmill on the North end of Home Grass parcel.

## Property Summary

Location: Near Indianola, Nebraska

If you're looking for a well-rounded property that offers productive farmland, quality grass, and an attractive acreage site, this is your opportunity! This diverse property includes excellent grassland, dry cropland, and a well-maintained improvement site that's ready for your operation.

The homestead sits on approximately 13 acres and features a historic barn, multiple machine sheds, and a modest yet comfortable home with several updates. From the home site, enjoy beautiful views overlooking the Republican River Valley to the north.

The farmland is primarily made up of productive Class II Holdrege silt loam soils. The grassland has been improved with submersible wells and a pipeline system that supplies four livestock tanks, along with a functional windmill located on the north end of the home grass parcel.

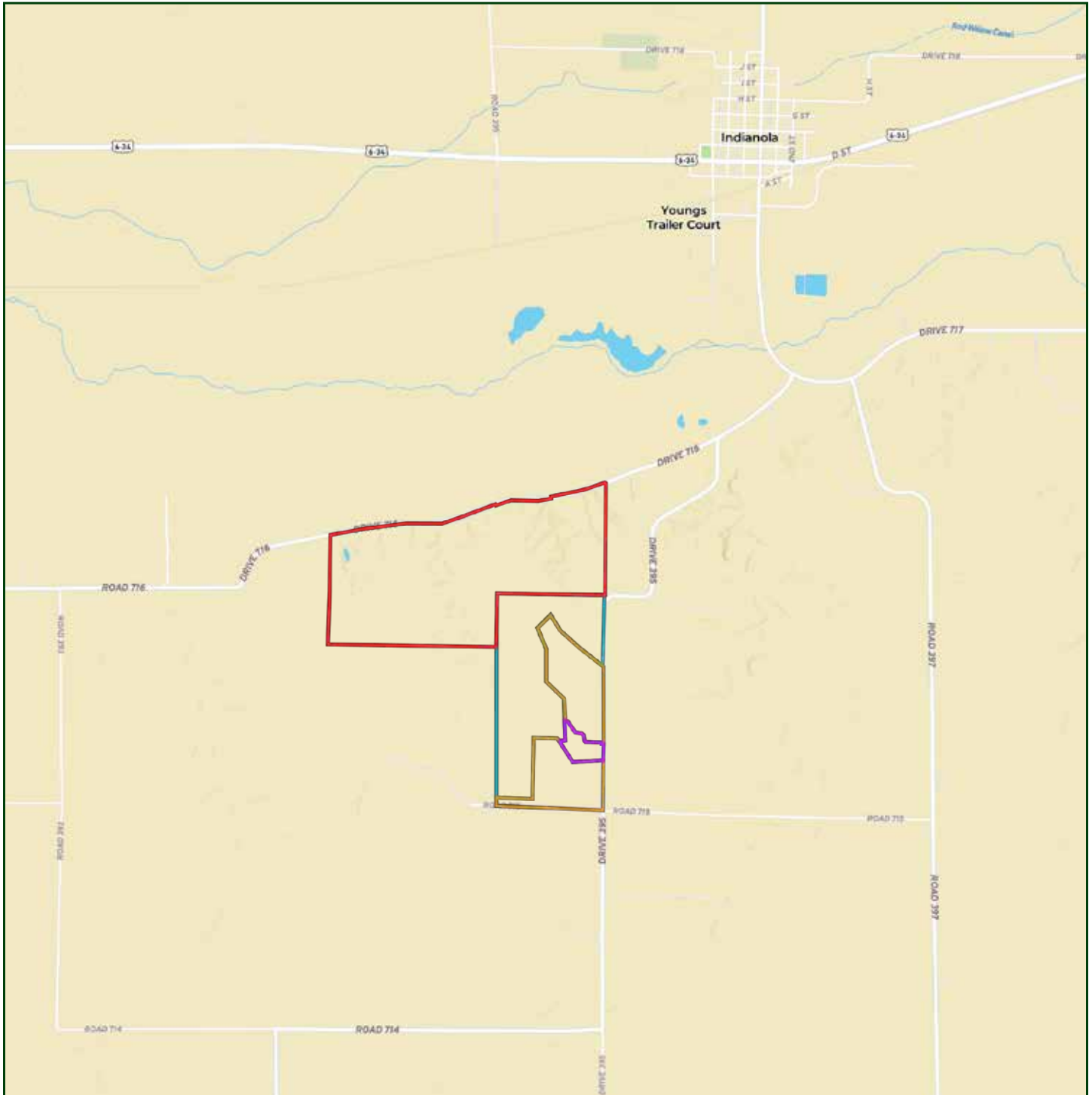
Outbuildings include a Wick 80'x60'x16' pole building, an additional slant-wall shed, open-faced trailer storage, and a 1920s barn that has seen extensive exterior improvements. The home offers three bedrooms and one bathroom upstairs, with a full unfinished basement featuring a shower and toilet area. Recent updates include a newer water heater and forced air heating and cooling system. The acreage is surrounded by mature windbreak trees and conveniently located near Indianola, Nebraska.

This property can be purchased as one complete unit or divided into four separate parcels as depicted by the map available on the website, providing flexibility for a variety of buyers and operations. Should the property be sold separately all acreages would be subject to a survey and would be at the cost of the buyer.

This is a rare chance to own a productive and well-kept property combining farmland, grassland, and an established acreage in a desirable area.

Don't miss this opportunity! Properties like this are hard to find and don't last long.

# LOCATION MAP

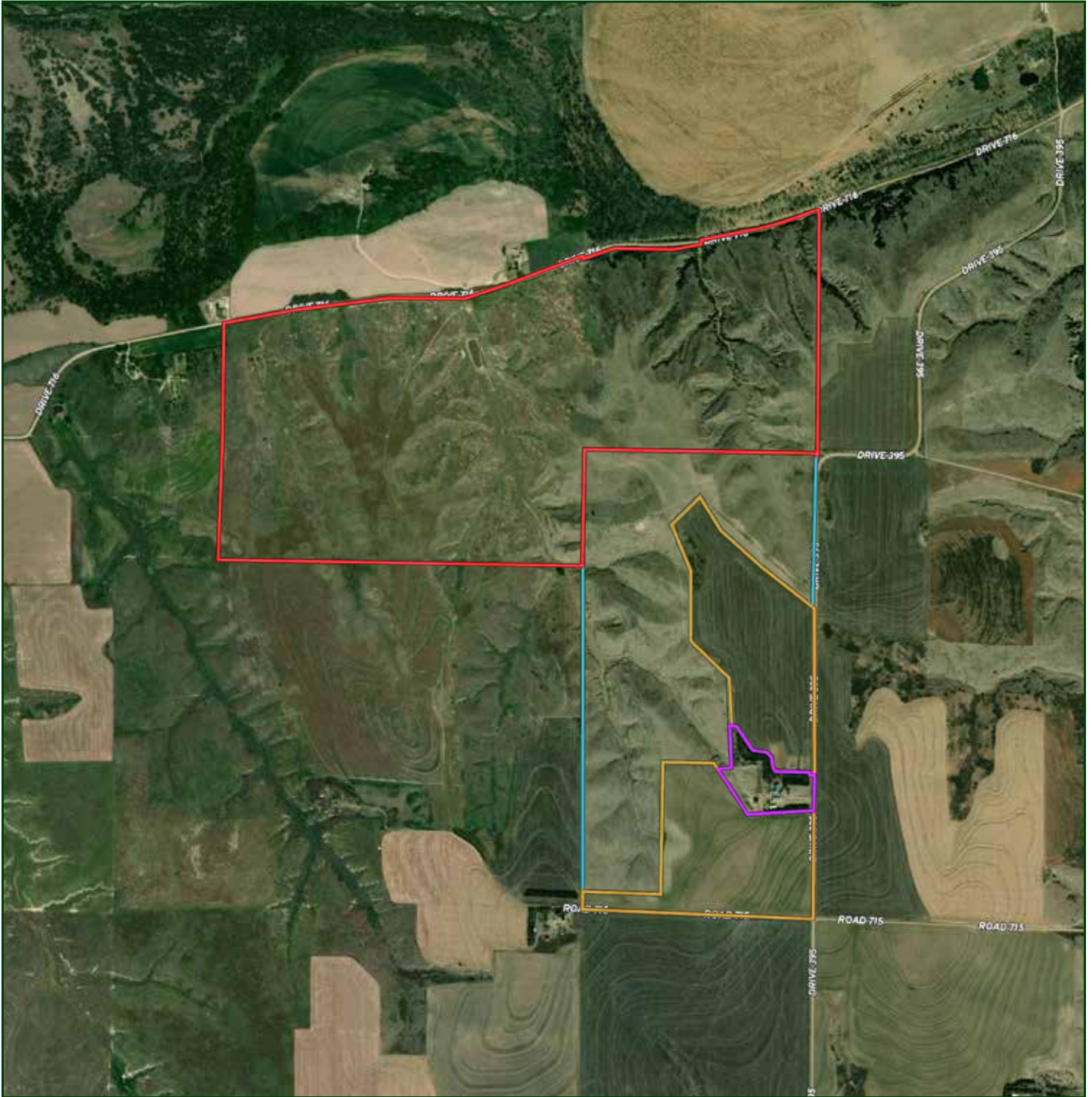


Boundary lines are estimates - Map for illustration only

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# AERIAL MAP



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# PROPERTY IMAGES



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