

Highway 25 Pasture

Location and access: Southwest Lincoln County, Nebraska. From the intersection of Highway 23 and Highway 25 drive 1.75 miles north to Fear Road.

Legal Description: East 1/2 & East 1/2 of the West 1/2 & Part of the West 1/2 of the West 1/2 of Section 1-10-34.

Zoning: I-1 Industrial

Assessor: Parcel 0100515.00 (615.62 Acres)

2022 Real Estate Tax: \$4,286.46

Estimated Income:

615 pasture acres x \$25.00 Cash Rent=	+ \$15,375.00
Less Real Estate Tax =	- \$4,286.46
ESTIMATED NET INCOME	\$11,088.54

PRICE: \$680,000

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Information is from sources considered reliable, however the accuracy is not guaranteed by H-D Management Co., seller or agent. We urge prospective buyers to inspect and rely upon their own conclusions. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice. Maps and boundaries are estimates.



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Property Description: Here is an offering of 615.62 acres native grass all in Section 1-10-34 just north of Wallace, NE. This pasture is watered by an electric submersible stockwell. Nebraska Public Power District owns the railroad track to the west of this section and maintains that entire mile of boundary fence. Stocking capacity is estimated to be 51 pairs or 89 yearlings for the 5.5 month summer grazing season during a normal precipitation year. Access from Highway 25 on county maintained Fear Road along the south boundary. A school section of grass (Section 36-11-34) borders to the north.



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