

Nebraska Farm Land

Nance County—Fullerton, Nebraska

480 +/- Acres @ \$1500/Acre

List Price: \$720,000.00

Location: 480 Acre farm. Land offers productive farm

Ground and excellent hunting. Springs, ponds, creek and river

Supply plenty of water. Irrigation equipment, house, outbuildings

And 30,000 bu. Grain storage. Cattle Scale Barn completes

The farm.

FSA: 77.5 Bu. Corn Base, Direct Yield 103

43.9 Bu. Wheat Base, Direct Yield 36

DCP: Payment \$2,583.00

Taxes: \$5,169.24

Cash Rent: \$27,195.00



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