LAND FOR SALE

159.53+/- Acres • Custer County, Nebraska
Offered at $1,037,000

HIGHLIGHTS:
• Good pivot irrigated quarter
• Windmill for winter grazing on the stalks
• Good protection for wintering livestock

Property Location: Seven and a half miles on Highway 70 and Highway 183 Junction north to Corburg Drive Road, then west a half mile to the northeast corner of the property.

Legal Description: Sec. 21-18-18 SW1/4, 159.53 Acres, Douglas Grove, Custer County, Nebraska

Property Description: Good pivot irrigated quarter with windmill that has a submersible pump in the casing for winter grazing of the stalks.

Farm Data:
- Cropland: 152.05 acres
- Non-crop: 4.05 acres
- Other: 3.43 acres
- Total: 159.53 acres

FSA Information:

<table>
<thead>
<tr>
<th>Base</th>
<th>Yield</th>
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<tbody>
<tr>
<td>Corn</td>
<td>78.69 acres</td>
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<tr>
<td>Soybeans</td>
<td>50.88 acres</td>
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Irrigation Equipment: 1999 8 tower Reinke pivot with 125 hp electric motor.

Well Information: G-040021 1973 8” well, G-041362 1” well windmill with submersible pump in the casing.

2019 Taxes: $6,396.62

Price: $1,037,000.00

For additional information, please contact:
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