

FOR SALE

167+/- Acres

Cedar County

**Call
For
Pricing**

LEGAL DESCRIPTION

S 1/2 SE 1/4 31-33-1W & N 1/2 NE 1/4 6-32-1W & NW 1/4 NW 1/4 5-32-1W Cedar County, NE containing 167+/- acres, less the building site

GENERAL DESCRIPTION

Directions: 3 1/4 miles west off highway 81 and 894 Road. Farm is approximately 5 miles straight south of Yankton, SD.

For sale, 167 acres, Cedar County NE.

Contains 85 tillable acres, the balance is in prairie hay, orchard grass and pasture. There is development potential to add to the tillable acres. Possession is March 1, 2013. There is a stock well on the property and a good gravel road on the south.

A large wild turkey population frequents the farm and deer are harvested in the fall hunting season.

**Charles & Rhonda Tramp,
Owners**

TAXES: \$3,455.67
FSA Payment: \$700.00



Mark Stock
402-276-2077



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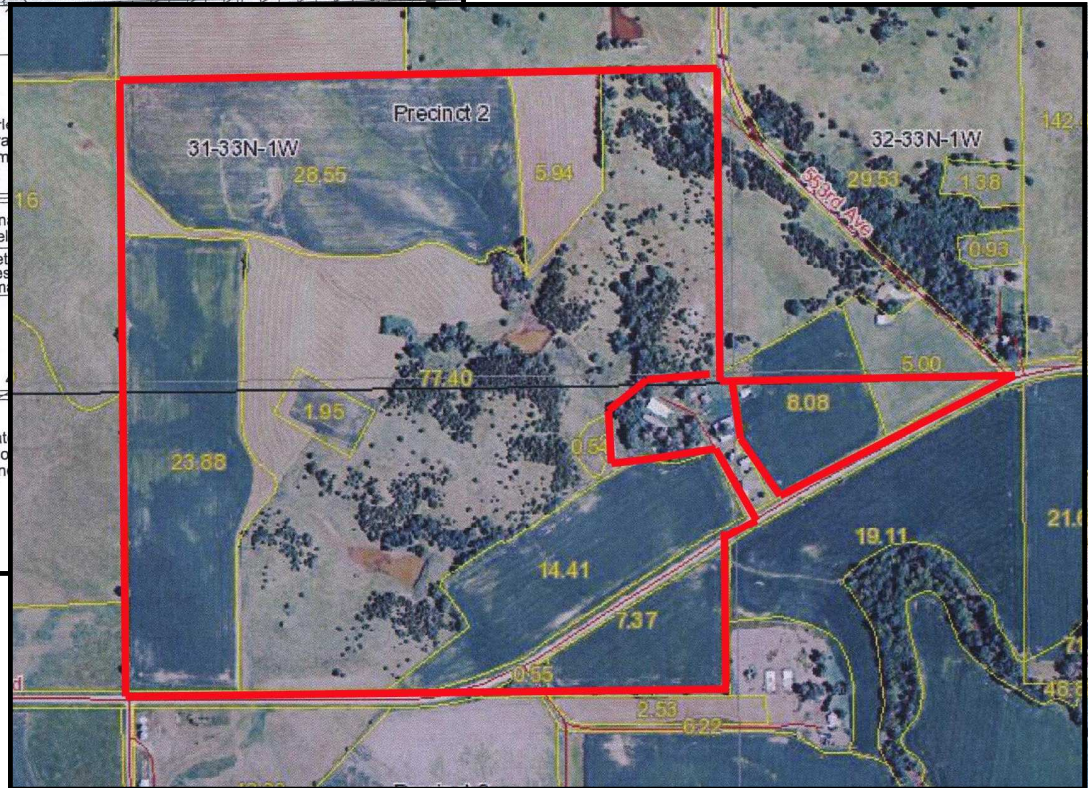
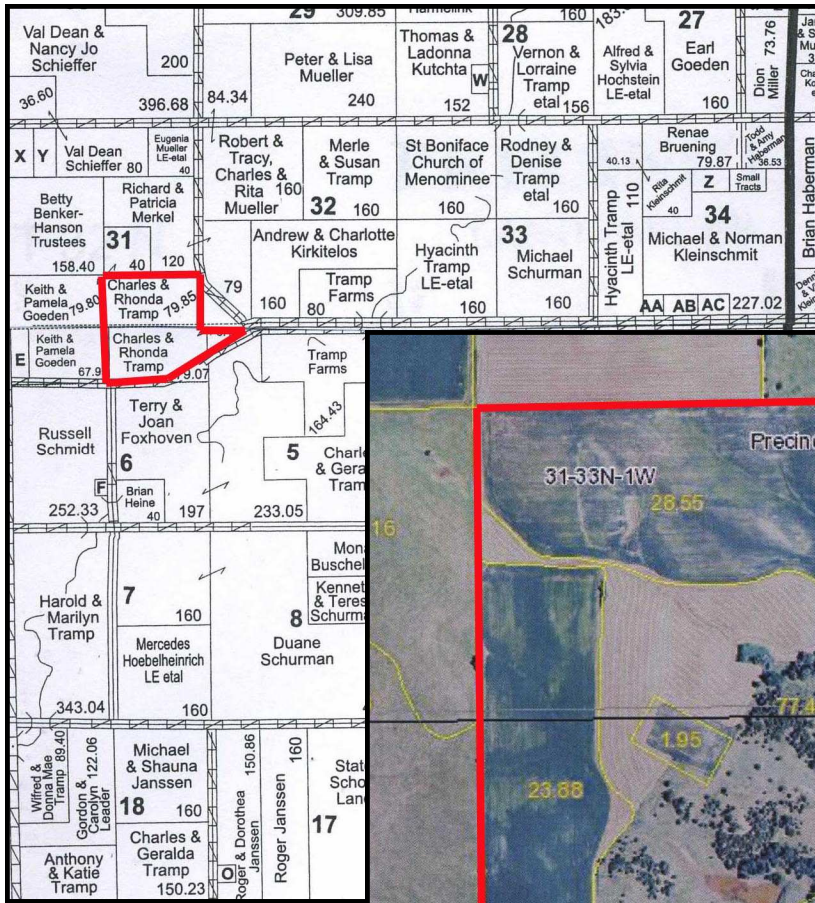
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Rex Mahoney
402-649-1816

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

INFORMATION



Wetland Status: Wetland determinations not complete							
WL Violations: None							
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
169.0	90.8	90.8	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		
0.0	0.0	90.8	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
OATS	12.0	48	48	0.0	0.0	0	0.0
CORN	40.1	65	65	0.0	0.0	0	0.0
GRAIN SORGHUM	0.1	54	54	0.0	0.0	0	0.0
SOYBEANS	7.3	29	29	0.0	0.0	0	0.0
Total Base Acres:	59.5						