

**FULLER & ASSOCIATES REALTY, LLC**  
**Commercial Property**



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Information believed to be accurate, but not guaranteed

**DRY LAND FARM GROUND – TRACT 3 – Farm # 5438**



**FOR SALE:** \$74,059.00 Listing Agent – Roger C. Rankin – 308-464-1122  
**Legal:** TR IN W ½ 27-14-40 71.26 A , Keith County, NE

**LOCATION:** Directions from Ogallala – Go North 3 miles on Hwy # 61, then West and NW over 11 miles on State Hwy # 26 then South to SUBJECT property which lies North and South along the County Road.

**ACREAGE:** This tract consists of 70.25A of growing wheat in a rectangular field of non-irrigated cropland which has medium density 3 & 4 D soils located with slight decline to the South.

**BUILDING IMPROVEMENTS:** NONE

**FSA INFORMATION:** Tract III & Tract IV total 154.02 Cropland – Base Acreage is 93.74 With average yield of 43 bu per acre.

**TAXES:** 2018 Assessed Value \$63,510.00 and 2018 Taxes are \$664.74

**MINERAL RIGHTS:** Seller is keeping Mineral Rights