

FULLER & ASSOCIATES REALTY, LLC
Commercial Property



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Information believed to be accurate, but not guaranteed

DRY LAND FARM GROUND – TRACT 4 – Farm # 5438



FOR SALE: \$89,040.00

Listing Agent – Roger C. Rankin – 308-464-1122

Legal: TR in S ½ 27-14-40 84.40A

LOCATION: Directions from Ogallala – Go North 3 miles on Hwy # 61, then West and NW over 11miles then turn South to Tract 4 that is South of Tract 3 in same area. (See Map)

ACREAGE: This tract consists of 84.40A rectangular field of non-irrigated cropland which has medium density soils located on a slight incline then dropping off more to the South. Ground is in Fallow for 2019.

BUILDING IMPROVEMENTS: NONE

FSA INFORMATION: Tract III & Tract IV are combined for FSA report. There is a total of 154.6 Acres of Farmland together and with a Wheat Base of 93.74 A and an average yield of 43 Bu per acre.

TAXES: 2018 Assessed Value \$78,120.00 and 2018 Taxes are \$817.66

MINERAL RIGHTS: Seller is keeping Mineral Rights