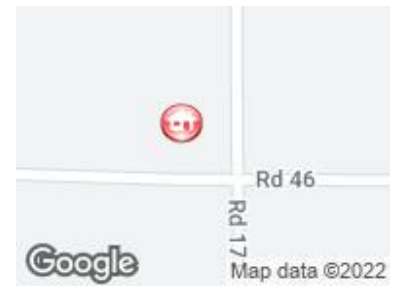


ALL FIELDS DETAIL

MLS #	31183	LOT SIZE	10+ ACRES
Asking Price	\$244,000	RESIDENCE	NO
Status	ACTIVE	TYPE WATER	OTHER
Class	LAND	SEWER	OTHER
Type	FARM/RANCH	GAS	NO
Area	OSHKOSH	ELECTRIC	NO
Address	Rd 46 and 171	FLOOD ZONE	NO
City	Oshkosh	VACANT	LEASED/RENTED
State	NE	AUCTION	NO
Sale/Rent	For Sale		
IDX Include	Y		

**GENERAL**

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Kristy Nerud	Listing Office 1	Jack Nerud Realty - OFF: 308-772-3244
Sales Broker Compensation	Variable	Listing Date	6/2/2022
Legal	SE 1/4 25-16-45, 162.70 A	ELEMENTARY SCHOOL	Garden
SCHOOL DISTRICT	Garden	LOT SIZE	162.70 A
Acres: Tillable	159	Associated Document Count	0
Original Price	\$244,000	Update Date	6/19/2022
Status Date	6/19/2022	Hotsheet Date	6/19/2022
Price Date	6/19/2022	Input Date	6/19/2022 6:51 PM
Days On Market	18	Days On MLS	1
Geocode Quality	Manually Placed Pin	Picture Count	2
Input Date	6/19/2022 6:51 PM	Update Date	6/19/2022 6:51 PM
Video Count	0		

FEATURES

BEST CROPS	TOPOGRAPHY	MINERALS	TYPE SOIL
CORN	LEVEL	GAS OR OIL INC	LOAMY
WHEAT	GENTLY ROLLING	TO SHOW	
	POSSESSION	CALL AGENT	
	SUBJECT TO TENANT		

FINANCIAL

TAX YEAR 2021	TAXES 1064.38
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REMARKS

Remarks Productive Dryland Farm Ground for sale! 162.70 acres located in Garden County, just southwest of Oshkosh, NE at Rd 46 and Rd 171. 159 acres of tillable non-irrigated cropland. This whole parcel is currently farming winter wheat. The soils are Class II and III loams, consisting of Sidney, Alliance and Duroc loams.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.