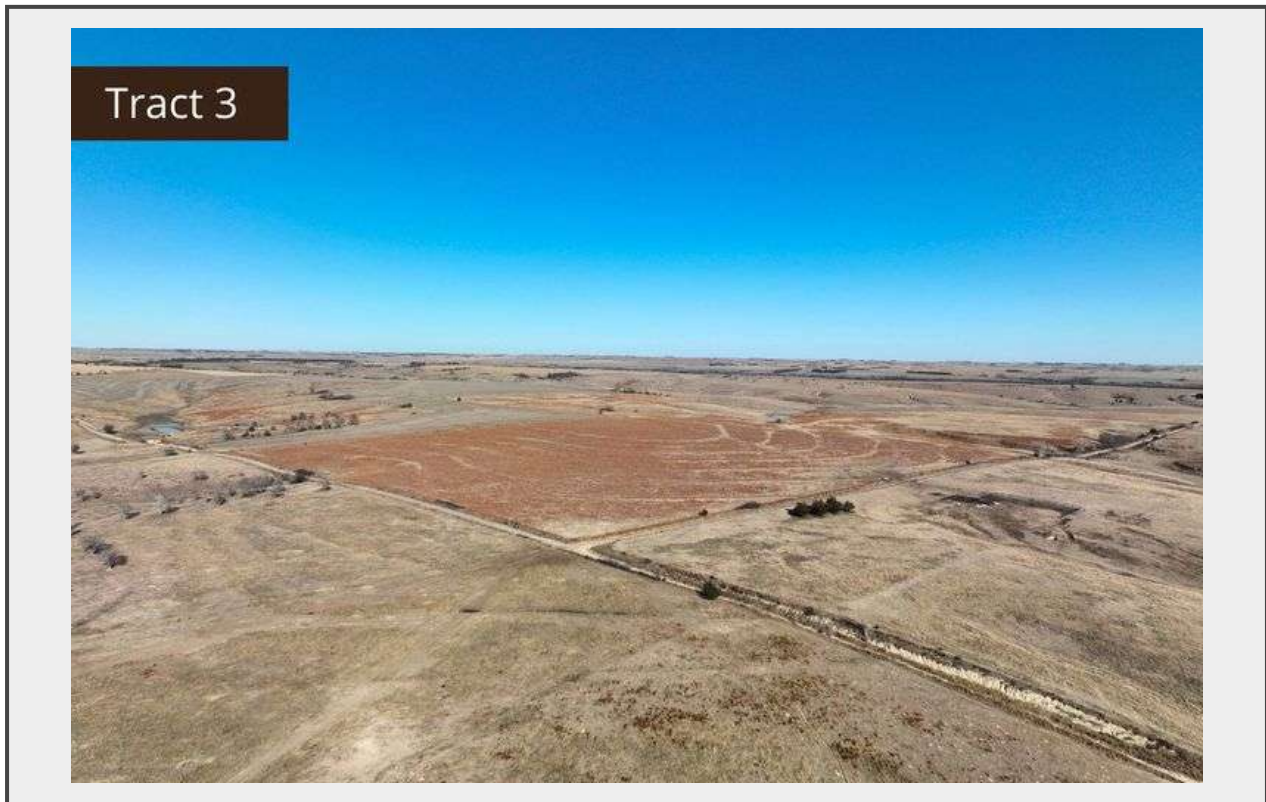


**Sale Name:** Phelps County, NE Pasture

**LOT 3 - Tract 3**



**Description**

Currently used as pasture but has approximately 87+/- acres of non-irrigated cropland acres according to the county assessor. It would make a nice addition to any operation. Please note: Tract 2 well supplies water to Tract 3. The purchaser of Tract 3 will either need to reach agreement with owner of Tract 2 or obtain own source of water for Tract 3.

**Total Acres (Per Assessor) – 112.253 +/-**

- Dryland Acres – 86.833 +/-
- Grass Acres – 22.296 +/-
- Road Acres – 3.124 +/-

**Property Taxes – \$1,385.54**

**Legal Description –** East 1/2 Southwest 1/4; Southwest 1/4 Southwest 1/4 Section 29, Township 5 North, Range 20 West

\*All water tanks owned by tenant.

**Quantity: 1**



<https://bid.agwestland.com/>