

**Quality Cropland Parcel with Wind Development Lease
in Deuel County**
TBD Road 26
Lodgepole, NE 69149

\$456,750
315± Acres
Deuel County



Quality Cropland Parcel with Wind Development Lease in Deuel County Lodgepole, NE / Deuel County

SUMMARY

Address

TBD Road 26

City, State Zip

Lodgepole, NE 69149

County

Deuel County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.1785 / -102.587

Taxes (Annually)

2598

Acreage

315

Price

\$456,750

Property Website

<https://greatplainslandcompany.com/detail/quality-cropland-parcel-with-wind-development-lease-in-deuel-county-deuel-nebraska/87091/>



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PROPERTY DESCRIPTION

Large parcel of continuous cropland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Satana-Johnstown Altvan Loams 1-3 percent slope Class 2E soils the tillable acres have good proven crop yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. Currently, all the tillable acres is in a crop rotation and is subject to tenant rights. The property is being sold with a 5-year lease agreement paying \$50 per tillable acre in place with the existing tenant. Recently a wind development lease has been signed, adding additional annual income during the development phase and larger upside if constructed. Wildlife found in the area and on the property include Deer, Antelope, Pheasants, Waterfowl, and Small Game. The property has county road frontage on multiple sides creating easy access and is located in a great farming area. FSA information is available upon request. 100% of the Seller's Owned Mineral Rights are included (if any). Please contact the local Land Professional for additional information or to schedule a showing of this great listing. Showings by appointment only!!!

Property Details:

- Legal - W2 SEC15 T14N R46W Less Parcels
- Located Northeast of Lodgepole, NE
- Mostly Prime Tillable Cropland with Mostly Class II Soils
- Cash Rent of \$50 Per Tillable Acre
- High Potential Return on Investment (ROI)
- Wind Development Lease with Annual Payment
- County Road Frontage on Multiple Sides
- Hunting Opportunities or Hunting Lease Possible Income

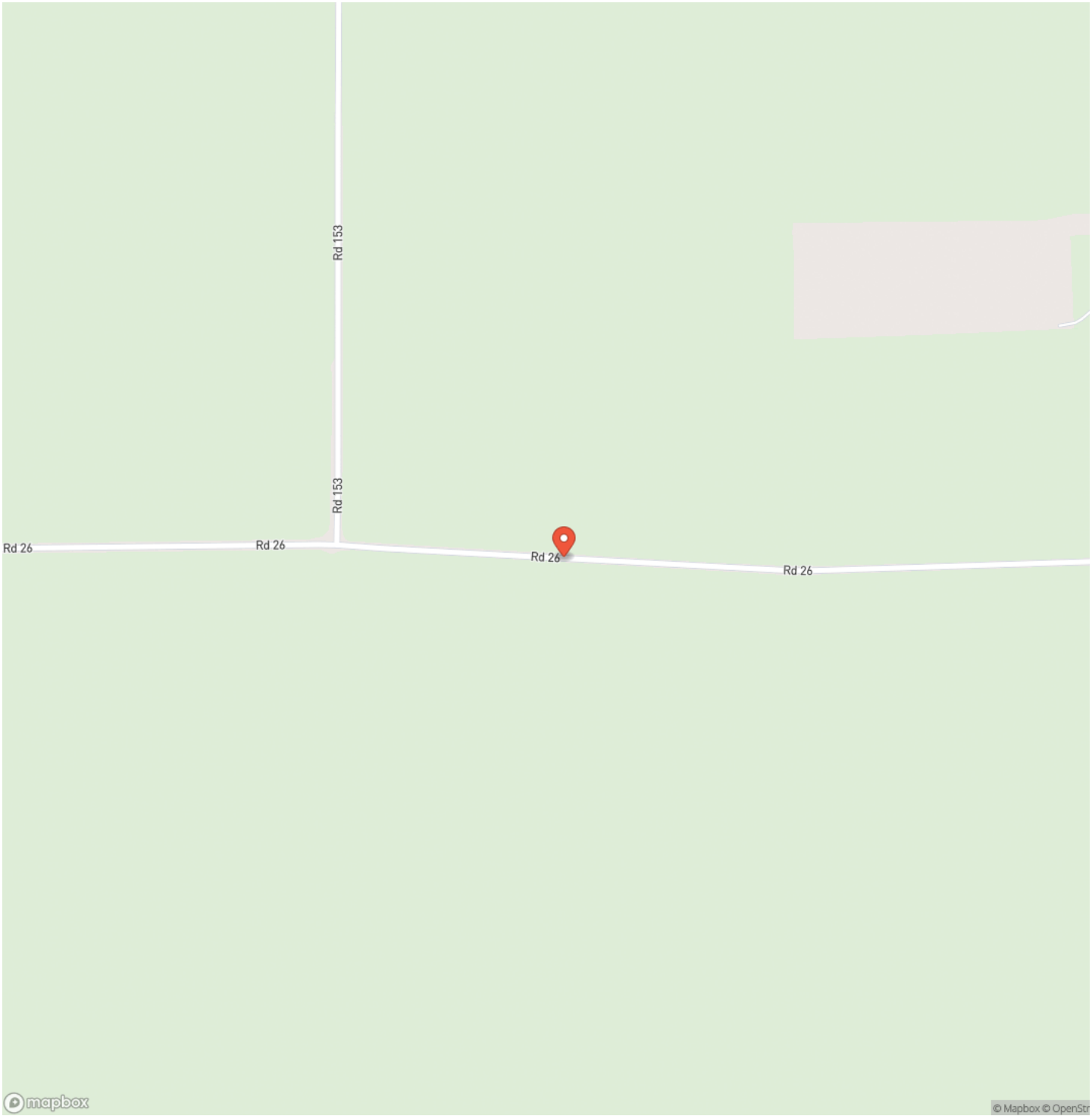
Driving Directions: From Lodgepole, NE take Road 147 North until Road 26 then go East 3 miles until you Reach the SW corner of the property.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company

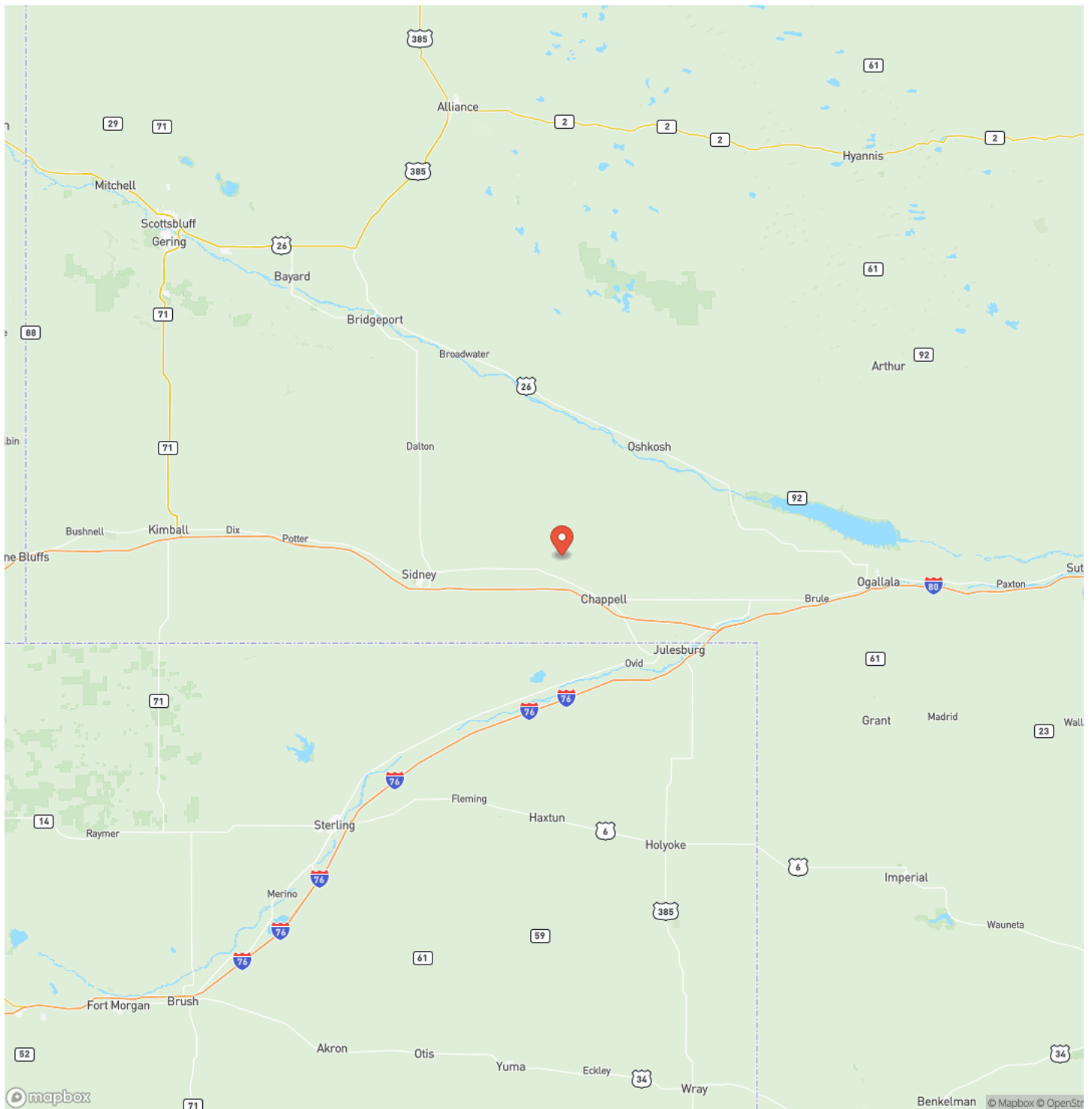
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Lodgepole, NE / Deuel County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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