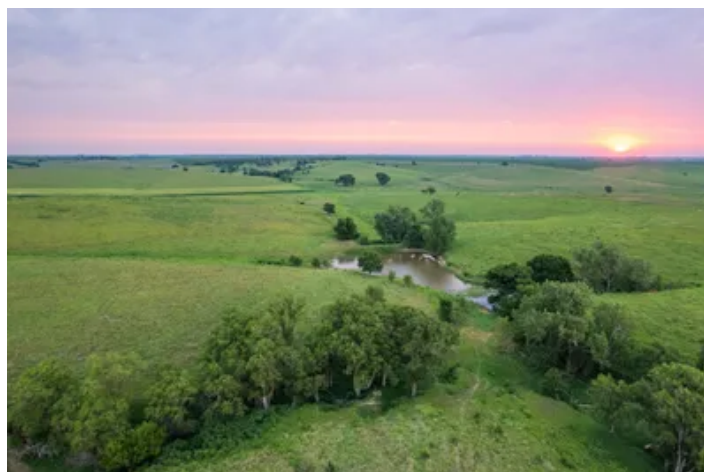


Productive Grass/Tillable Farm
00 N 140th Ave
Palmer, NE 68864

\$1,393,200
324± Acres
Nance County



Productive Grass/Tillable Farm
Palmer, NE / Nance County

SUMMARY

Address

00 N 140th Ave

City, State Zip

Palmer, NE 68864

County

Nance County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

41.368646 / -98.212167

Taxes (Annually)

\$5,568

Acreage

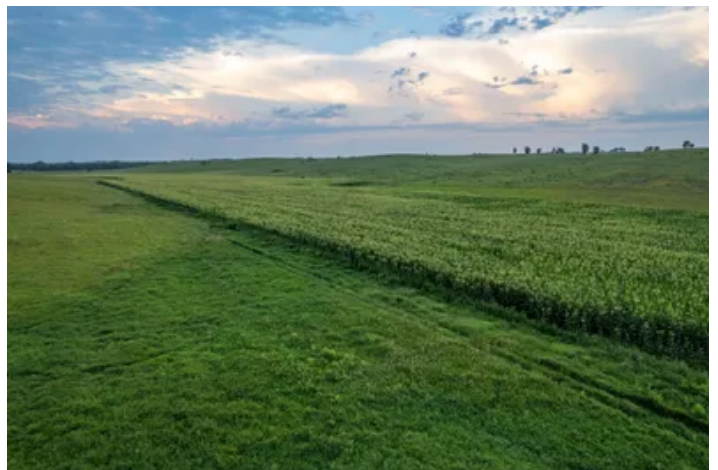
324

Price

\$1,393,200

Property Website

<https://arrowheadlandcompany.com/property/productive-grass-tillable-farm-nance-nebraska/113399/>



Productive Grass/Tillable Farm Palmer, NE / Nance County

PROPERTY DESCRIPTION

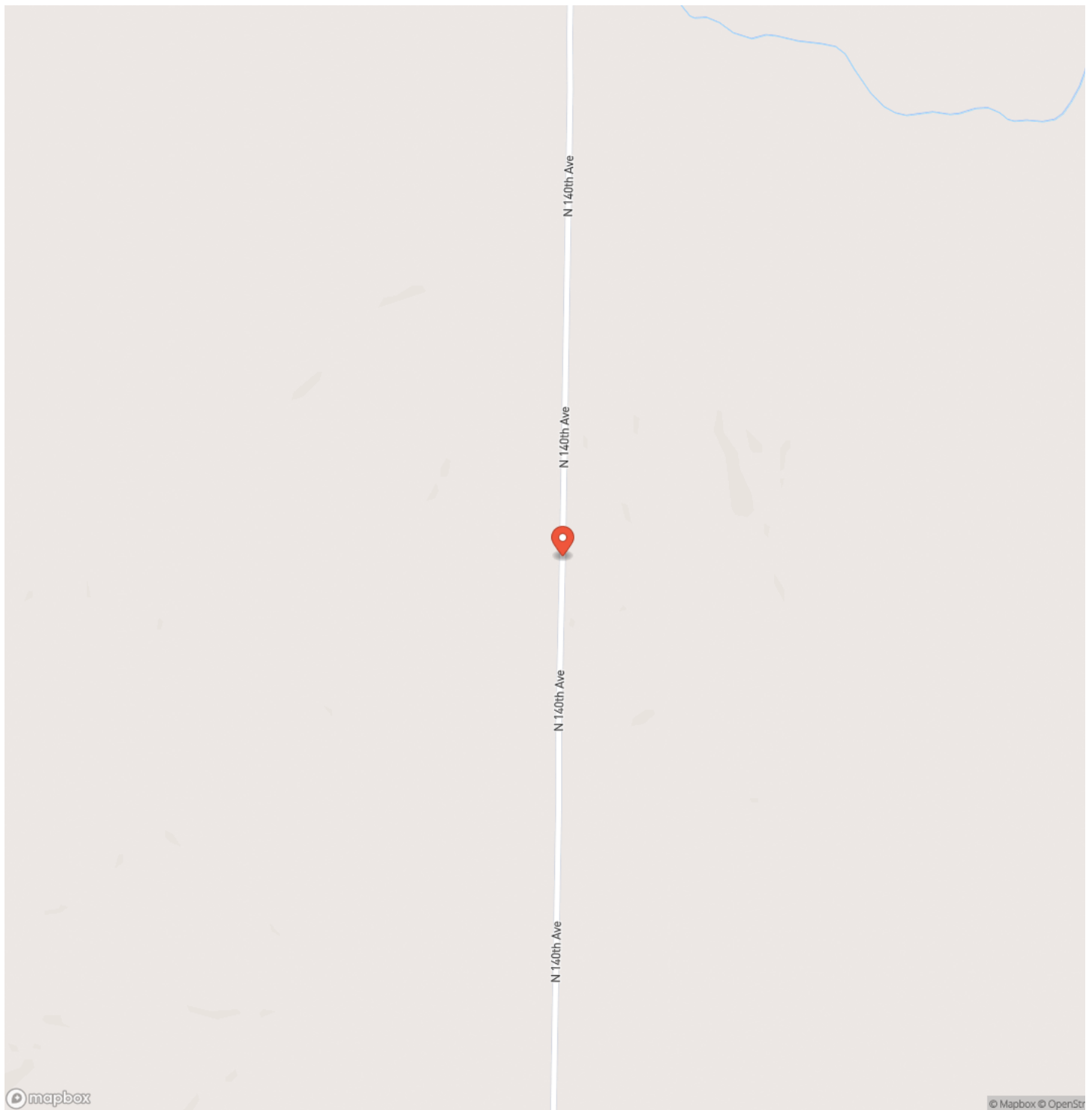
Located in the rolling hills of Nance County, Nebraska, this 324+/- acre farm offers a well-balanced combination of productive grazing land, quality soils, wildlife habitat, and future farming potential! Whether you're looking to expand a cattle operation, break ground into more tillable, or build a home in the country, this property checks a lot of boxes! The grazing system has been thoughtfully developed and well maintained, with multiple fenced pastures designed for rotational grazing. A combination of high-tensile and barbed wire fencing is in good condition, making the property ready to go for livestock from day one. A reliable water system, supplied by a well and strategically placed hydrants, provides dependable water throughout. In addition to the pasture, the farm includes productive tillable ground that is currently planted to corn. For buyers looking to maximize row crop production, the property offers the flexibility to convert the remaining grassland back into tillable acres if desired, creating a wide range of opportunities depending on your operation and long-term goals. The property also benefits from an established CRP contract that provides annual income through 2027. Contact the listing agents for information on the CRP contract payments. Beyond the income, these acres are covered in healthy warm-season grasses that create outstanding habitat for wildlife. Whitetail deer, pheasants, quail, and numerous other game species regularly use the cover, making this an attractive property for both agricultural and recreational buyers. One of the first things you'll notice is the landscape itself. Gently rolling hills, healthy grass, and wide-open views give this farm a character that's becoming harder to find. Several excellent building sites overlook the surrounding countryside, offering the opportunity to build a home where you can enjoy the views while remaining close to your farming or ranching operation. Conveniently located just under 2 +/- miles off the main highway, the property offers easy year-round access while maintaining the quiet, rural setting that makes this part of Nebraska so desirable. Productive, well cared for, and offering multiple income streams along with future flexibility, this is a property that will appeal to ranchers, farmers, investors, and anyone looking to own a quality piece of Nebraska ground! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Craig Lundstrom at [\(402\) 366-8569](tel:(402)366-8569) or Cael Lundstrom at [\(402\) 764-0820](tel:(402)764-0820).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

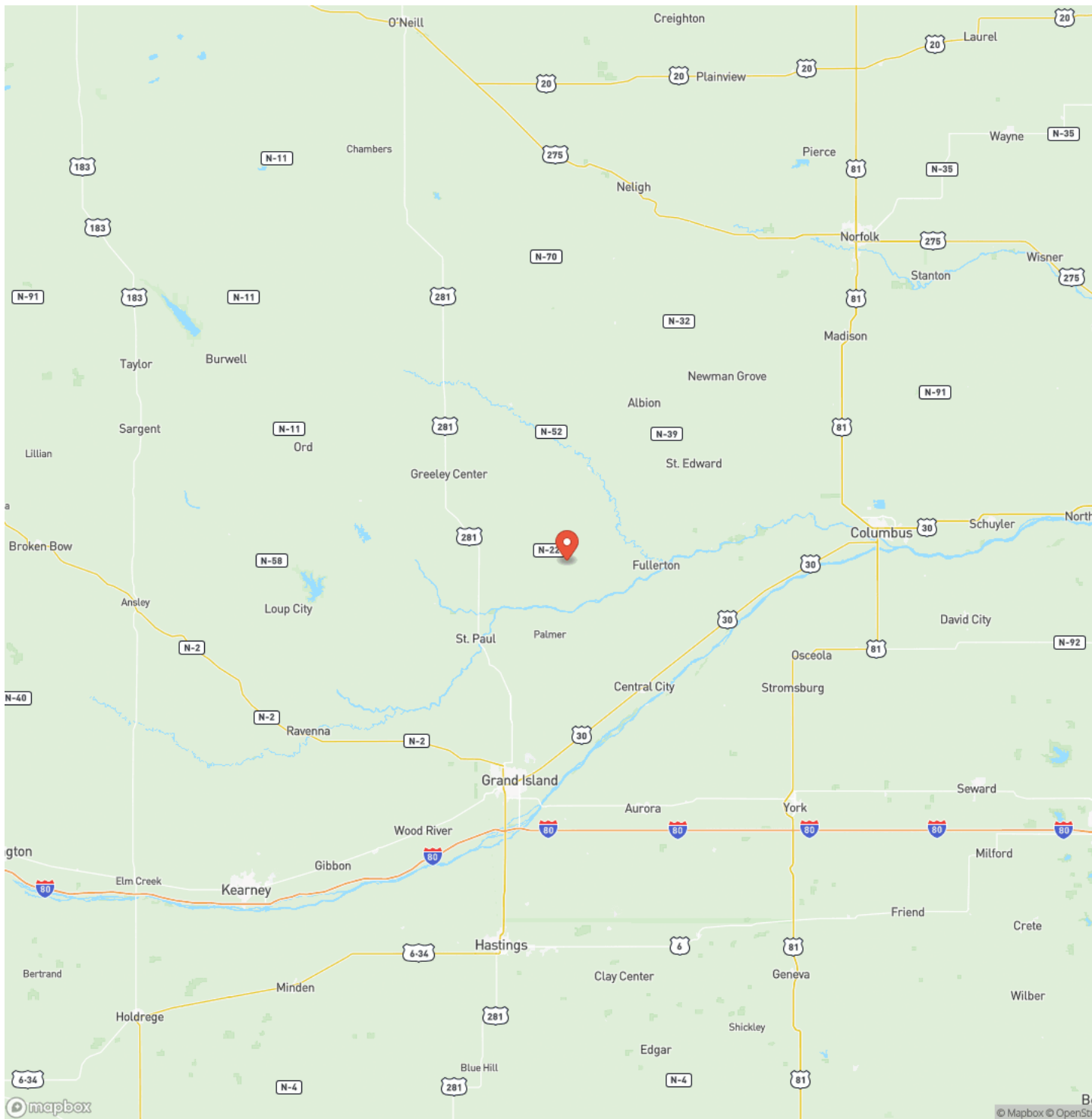
Productive Grass/Tillable Farm
Palmer, NE / Nance County



Locator Map



Locator Map



Satellite Map



Productive Grass/Tillable Farm Palmer, NE / Nance County

LISTING REPRESENTATIVE

For more information contact:



Representative

Craig Lundstrom

Mobile

(402) 366-8569

Email

craig.lundstrom@arrowheadlandcompany.com

Address

City / State / Zip

Clarks, NE 68628

NOTES

[illegible]

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.



<https://arrowheadlandcompany.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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