

# FARM FOR SALE! 76955 Road 351 - Paxton

**Legal Description:** The West Half (W<sup>1</sup>/<sub>2</sub>) (except part) of Section Twenty-Six (26), Township 12 North (T12N), Range Thirty-five West (R35W), Perkins County, Nebraska.

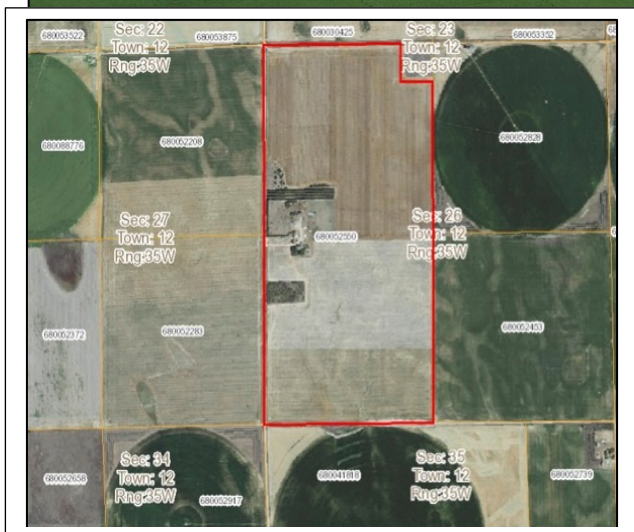
**Tax Assessed Acres:** 314.13.

**Taxes:** Parcel 0680052550 – 2023 due in 2024 - \$7,284.16.

**FSA Information:** Farm # 4789 – 285.95 acres of crop land (282.9 acres tillable). 187.49 acres corn base @ 89 BPA Yield Base. 98.41 acres wheat base @ 46 BPA Yield Base.

**Soils:** 55.7% Woodyly fine sandy loam. 43% Satanta very fine sandy loam. 1.3% Kuma loam.

**Possession:** Current tenant to harvest 2024 dryland corn crop. If transaction occurs prior to December 31, 2024, buyer to receive possession for the 2025 crop year.

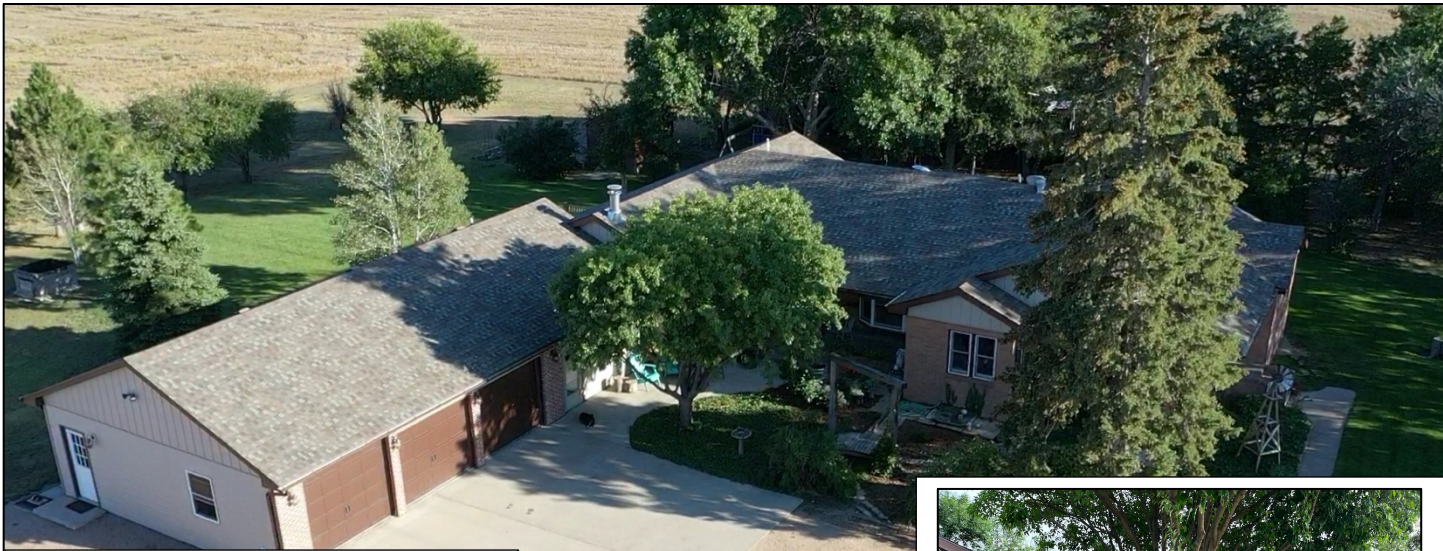


*-Property is broker owned-*

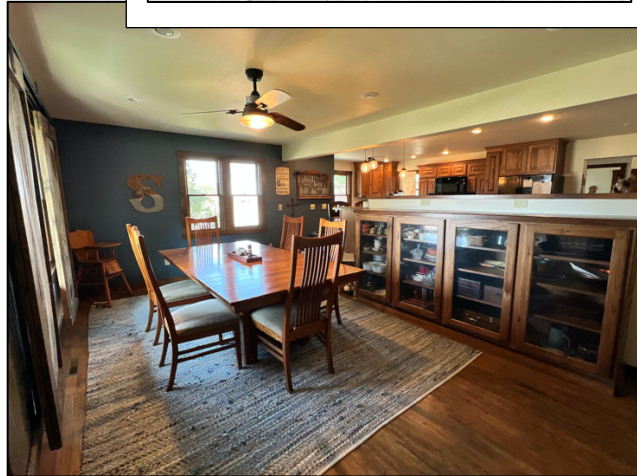




**Beautifully updated home!**



3231 sq. ft. home.  
3+ bedrooms.  
2 1/2 baths.  
3 car insulated garage.





## Outbuildings



26' x 32' block barn with hay mow & stalls.



30' x 80' calving barn with catch alley, auto head catch & vet room.



40' x 70' machine shed.



Other structures included: 20' x 80' & 17' x 38' open face loafing sheds. 16' x 20' barn with hay mow & electric heat; 31' x 32' granary; 20' x 40' block brooder house used for storage; 12' x 48' chicken house; (2) 10,000-bushel grain bins with aeration floors plus (2) smaller bins. Very good corrals with (3) Ritchie livestock fountains. Wonderful established tree groves on the north & west sides of the property.

*-Property is Broker Owned-*



Tena Most (308) 289-5232

**\$1,200,000**

For Entire 314.13 acres,  
home & buildings!



Kyle Schow (308) 289-3772