

Land For Sale

ACREAGE:

131.13 Acres, m/l

LOCATION:

Boone County, NE



Property Key Features

- 131.13 Acres, m/l, Located North of Primrose, Nebraska
- Pastureland with Livestock Well and Pond
- Nice, Small Home with Two Enclosed Porches and a Gas Fireplace

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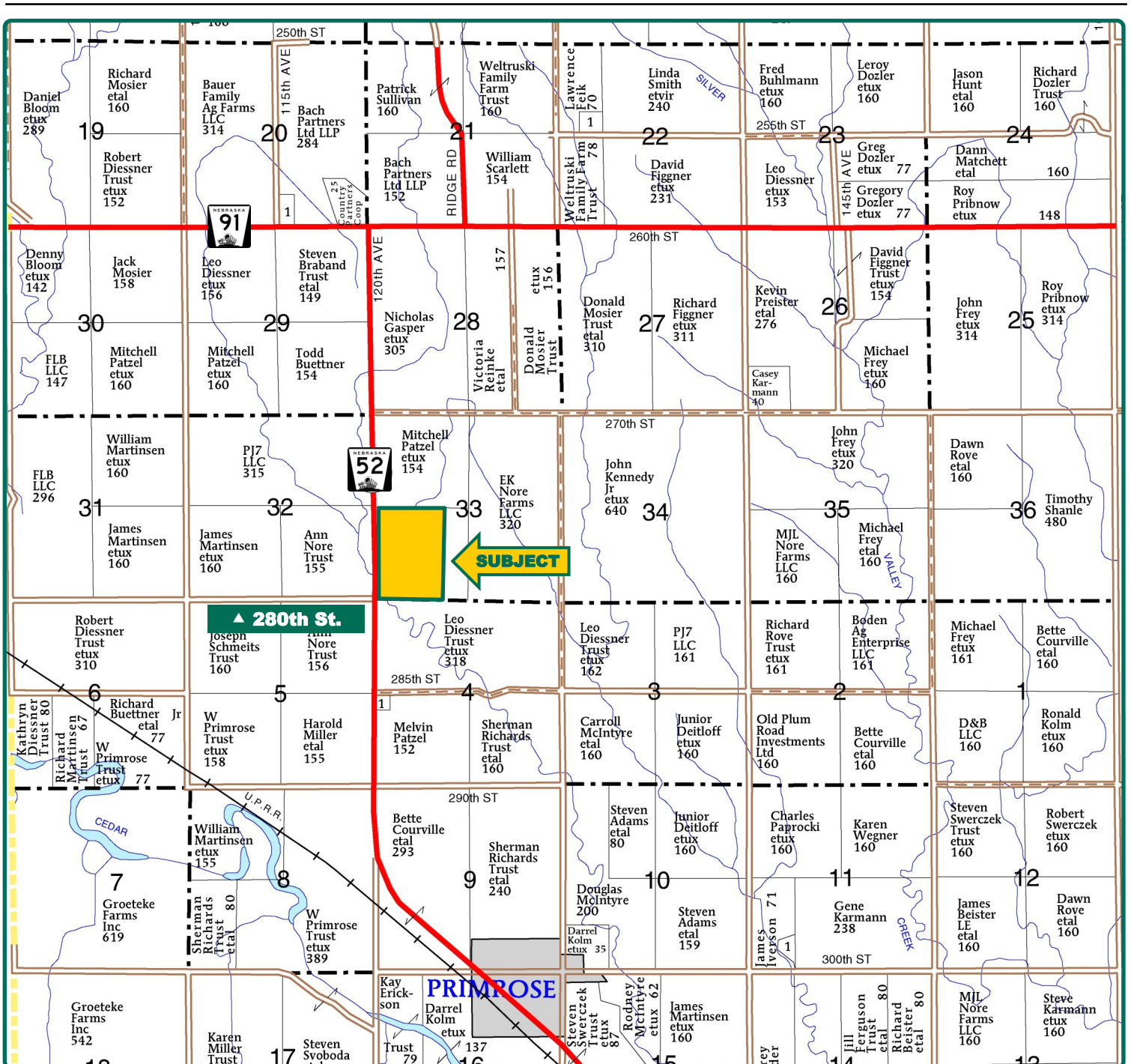
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Cert. Grass Acres: 125.19
Soil Productivity: 57.40 NCCPI

Total Living SF: 864
Bedrooms: 2
Bathrooms: 1
Year Built: 1930
ADDRESS:
2774 Hwy 52
Primrose, NE 68655

Property Information

131.13 Acres, m/l

Location

From Primrose: Go north on Hwy 52 for 2½ miles. The property is located on the east side of the road.

Legal Description

W½ of the SW¼; part of the NE¼ of the SW¼; part of the SE¼ of the SW¼ all in Section 33, Township 20 North, Range 8 West of the 6th P.M., Boone Co., NE.

Price & Terms

- \$550,746
- \$4,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2023 Taxes Payable 2024: \$2,223.60*

Surveyed Acres: 131.13

Net Taxable Acres: 131.13*

Tax Parcel ID #: Part of 0061370.00

*Taxes estimated due to recent survey of property and pending tax parcel split. Boone County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for 2025 crop year.

FSA Data

Part of Farm Number 5124

Part of Tract 9344

Cert. Grass Acres: 125.19

Soil Types/Productivity

Main soil types are Crofton-Nora, Nora, and Alcester. See soil map for details.

Land Description

Slight to moderate roll.

Drainage

Natural.

Dwelling

Built in 1930, there is a single-story, two-bedroom, one-bath home on the property. The home consists of 864 sq. ft. with a 648 sq. ft. unfinished basement. Features include two-enclosed porches, gas fireplace, central heating, and air conditioning. Cosmetic updates were done in 2017. Contact agent for details.

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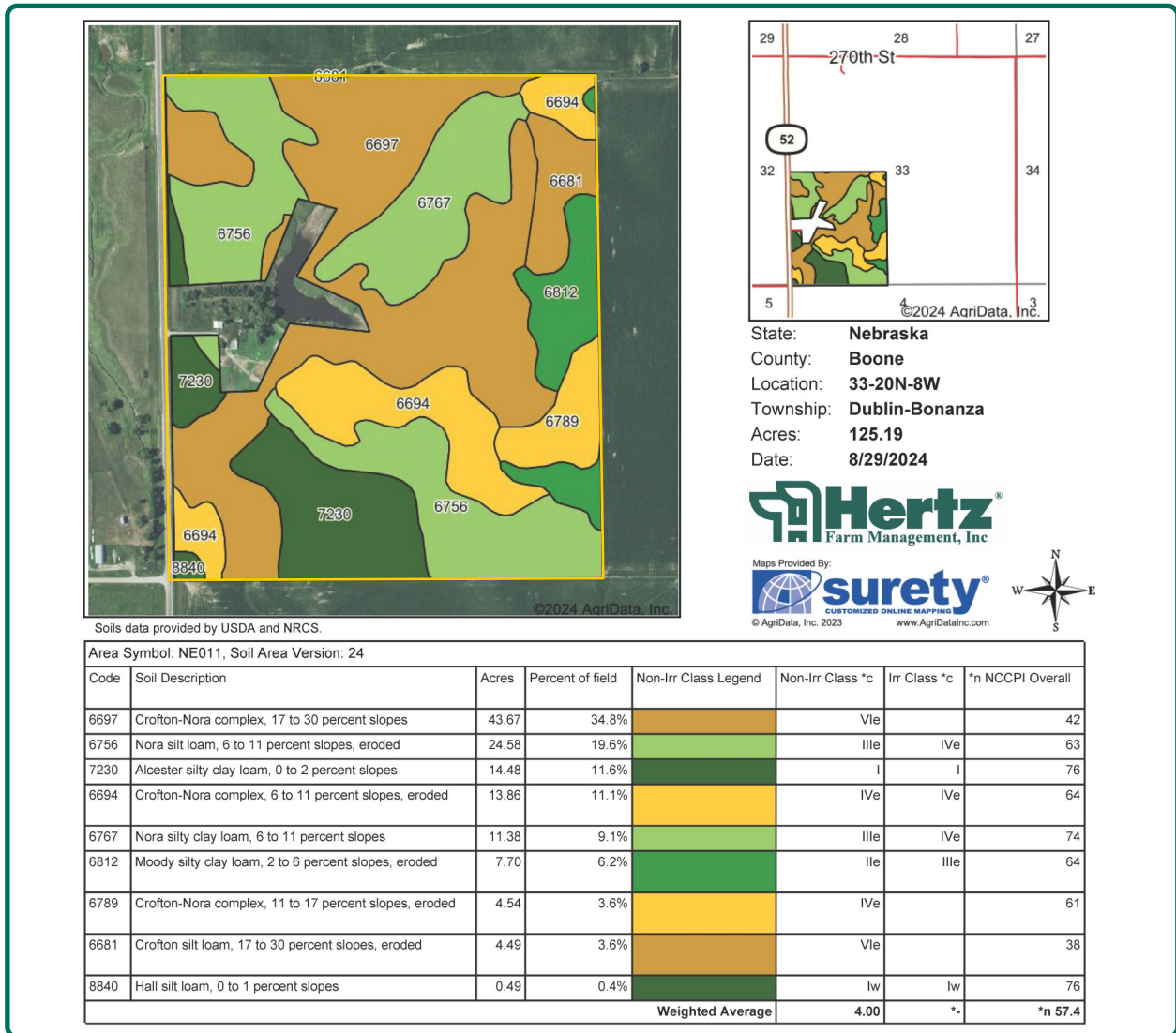
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Buildings/Improvements

There are a couple dilapidated outbuildings on the property. Contact agent for details.

Water & Well Information

Well number 115305 is located east of the house. The well services the house and livestock tank. Property is part of the Lower Loup NRD. A single pond is located in the pasture area.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northwest looking Southeast



Northeast looking Southwest



View of the Home Site



Front View of the House



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