

~ Lodi Rangeland ~

- Legal:** Custer County, Nebraska: SESW Sec 33-15-22; N1/NWSE, SWNE, NWNE, NENW, a surveyed strip from the county road around Lodi Cemetery to the above property in Sec 4-14-22.
- Location:** 5 miles southeast of Callaway on NE#40 to Lodi townsite at Road 876 then 1/2 mile east.
- Acres:** 181 assessed acres
- Taxes:** 2020 real estate taxes \$1,724
- Soils:** 22 acres prior cropland with Class II & III soils; balance Coly-Uly silt loams 11-17-30% slope
- FSA:** Prior cropland returned to grass.
- NRD:** *Lodi Rangeland* does not include any irrigation; Central Platte NRD regulations
- Rangeland:** 181 acres in 1 pasture. Boundary fence mainly 4 barb wire in good condition, some areas of 3 barb in fair condition. 2 large dams for stock water; submersible well on electricity. Terrain rolling on wide canyons; very limited cedar trees, mainly open range. Mostly grama and buffalo grass, interspersed with warm season grasses.
- Buildings:** Does not include building improvements.
- Description:** Very nice canyon rangeland on rolling terrain. Two lines planted cedar trees. Essentially no cedar tree infestation— excellent deer habitat and dove hunting. 2 large ponds/dams, plus submersible well. Short access on Road 876 off NE#40 does not include gravel. Legal access via deeded lane around Lodi Cemetery. Outstanding views of Custer County.
- Price:** \$290,000.



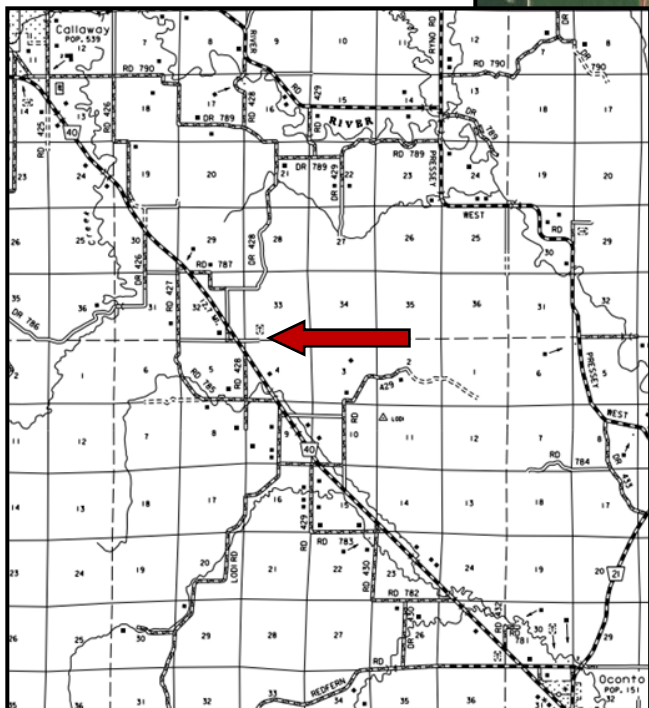
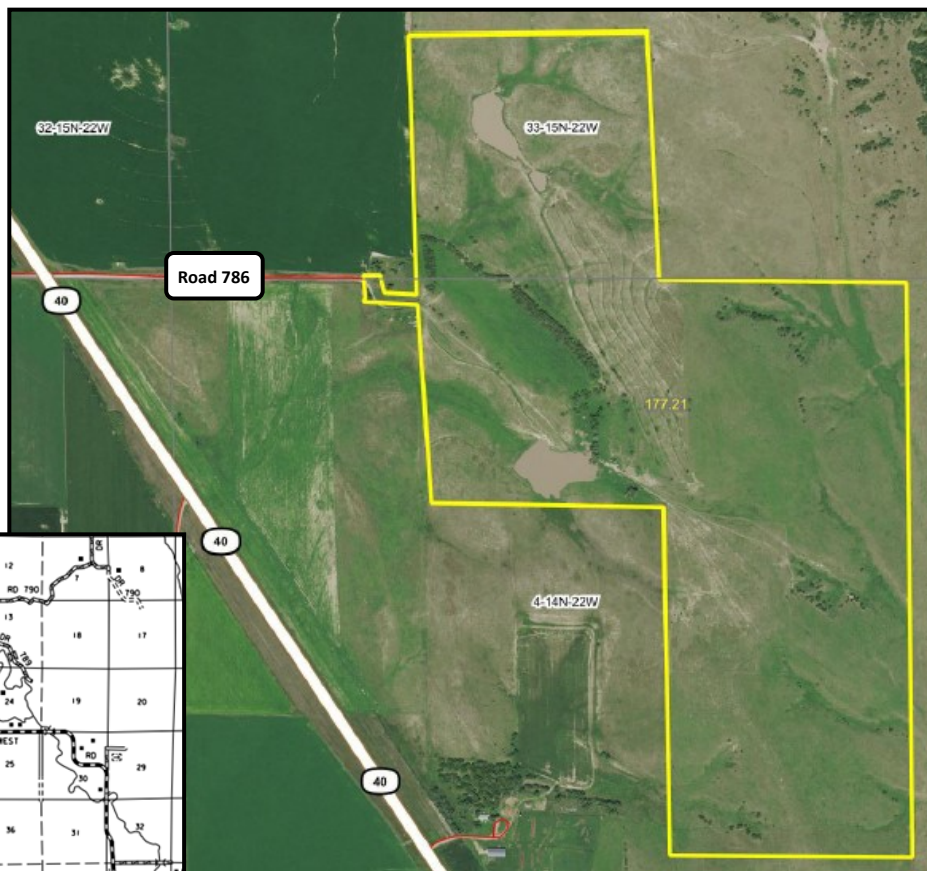
Agri Realty

John M. Childears 308-539-4450

agirealty.net www.agirealty.net

PO Box 1812 North Platte NE 69103 308-539-4450

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