

For Sale

Seward Big Blue River Farm

000 273RD , Seward, NE 68434



Offered at	\$1,998,945
Acreage	235.17 Acres
Price per acre	\$8,500/acre
County	Seward County
Property type	Farms, Recreational Property, Hunting Land

Description

The Seward Big Blue Farm is a +/- 235 acre property that offers strong dry-land row-crop production with outstanding recreational appeal. Whether you're looking to expand your operation, invest in farmland, or create your own personal outdoor retreat, this farm has the potential to meet your needs.

The heart of the property is made up of approximately 143.31 acres of highly productive tillable crop ground. The predominant soils are Butler, Hall, and Muir silt loams, the key drivers to its proven yield history. This farm, with an average production history of 159 bushels on corn and 53 bushels on soybeans, offers a dependable return on investment, whether you're considering adding it to your operation or leasing it out. The fields are split by the Burlington Northern train track, and there are legal crossings on both the north and south side of Crooked Creek. Both crossings have concrete inserts between the rails to allow for the safe transport of machinery and vehicles. Currently, the owner has been operating the farm in conjunction with a local farmer. Should the new owner be looking to rent out the crop ground, the farmer would like to stay in place.

Complementing the cropland is approximately 89.22 acres of mature hardwood timber, with nearly 1.7 miles of the Big Blue river meandering through from north to south. Towards the property's southern end, Crooked



Stephen Gruber
(402) 809-5422



Property Description Continued

Creek winds its way through the property for nearly 0.9 miles from the west and converges with the Big Blue. These waterways provide excellent habitat for both the whitetail deer and turkeys that reside on this property, as well as offer fishing opportunities. Numerous potential food plot locations exist along the field edges to help draw out that wary whitetail or gobbling tom to your nearby hide. Slipping in and out of a stand or blind is aided by the raised roadbed of the train track. Being taller than a vehicle, it aids in concealing you until you're ready to drop into your stand location.

Located 20 miles west of Lincoln or 7 miles south of Seward, this farm is in close proximity to grain markets, hotels, and shopping centers. Its secluded location is accentuated by the tranquility of nature and the serene rural landscape that surrounds it. In consideration of the growing crop, this farm is being shown by appointment only. Call us today to visit with us about the property and schedule your personal private showing.



Stephen Gruber
(402) 809-5422

