

Kalinowski Farm & Recreation

102.02 Acres

Custer County, NE

\$408,000



HAYDEN  OUTDOORS®

Kalinowski Farm & Recreation

TOTAL ACRES:

102.02

PRICE:

\$408,000

COUNTY:

Custer County

CLOSEST TOWN:

Callaway, NE

Activities & Amenities:

ATV/Off Road
Development Potential
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Mineral Rights

Land Details

Address: 102.02 +/- Acres Custer County, Callaway, Nebraska 68825, USA
Closest Town: Callaway
Total Acres: 102.02
Deeded Acres: 102.02
Tillable/Crop/Orchard Acres: 56.57
Pasture Acres: 45.45
Water Rights: Yes, all owned convey!
Mineral Rights: Yes, all owned convey!
Income Type: Farming/Grazing/Haying
Estimated Taxes: \$1,631.9 - 2023
Source of lot size: Assessor/Tax Data
Fence Type: Barbed

Property Summary

This is a fantastic opportunity to acquire 102.02 +/- acres situated along a well-maintained blacktop road. The property features a combination of productive dryland farm ground and lush grassland, making it ideal for agricultural activities, livestock grazing, or recreational purposes. With its excellent building potential, this land offers a perfect setting for your dream home or future development projects.

Land

Kalinowski Farm & Recreation presents a fantastic opportunity for those looking to expand their land portfolio. This property is ideally situated between Callaway and Broken Bow, Nebraska, allowing you to enjoy a peaceful rural lifestyle while still having convenient access to local amenities and services.

The property encompasses 56.57 +/- acres of fertile, productive dryland farmland, complemented by 45.45 +/- acres of grassland, primarily consisting of expired CRP. This diverse land use creates multiple possibilities for various agricultural operations or recreational activities.

On the north side of the property, you will find a couple of terraces designed for effective water management, along with a dugout area specifically constructed to capture water runoff during wetter seasons.

Don't miss this unique opportunity to invest in a significant piece of Nebraska's landscape! Whether you're seeking to grow your farming operations or simply looking for a serene place to recreate, Kalinowski Farm & Recreation is a compelling choice.

Farmland FSA Information:

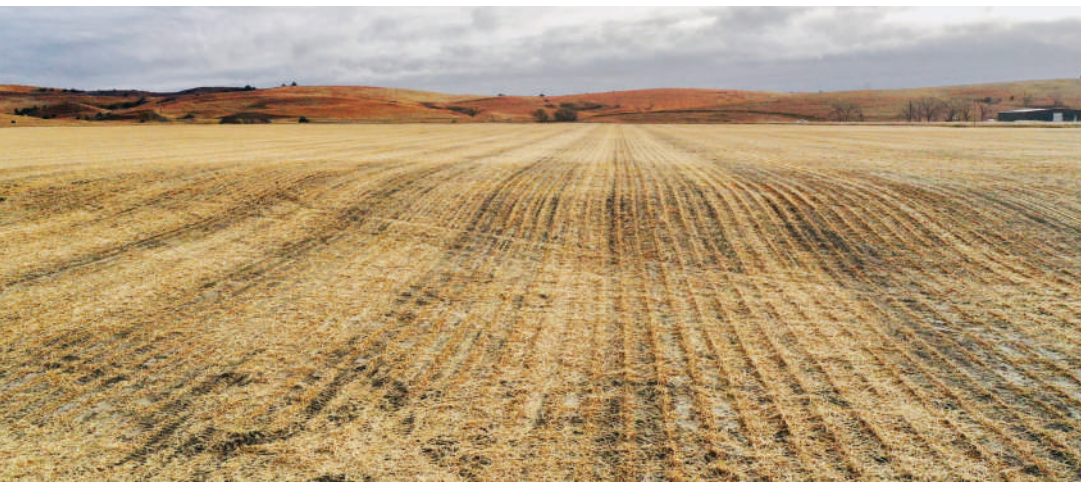
Corn- 33.92 Base Acres; 118 PLC Yield

Soybeans- 33.92 Base Acres; 35 PLC Yield

Water/Mineral Rights & Natural Resources

All owned convey!

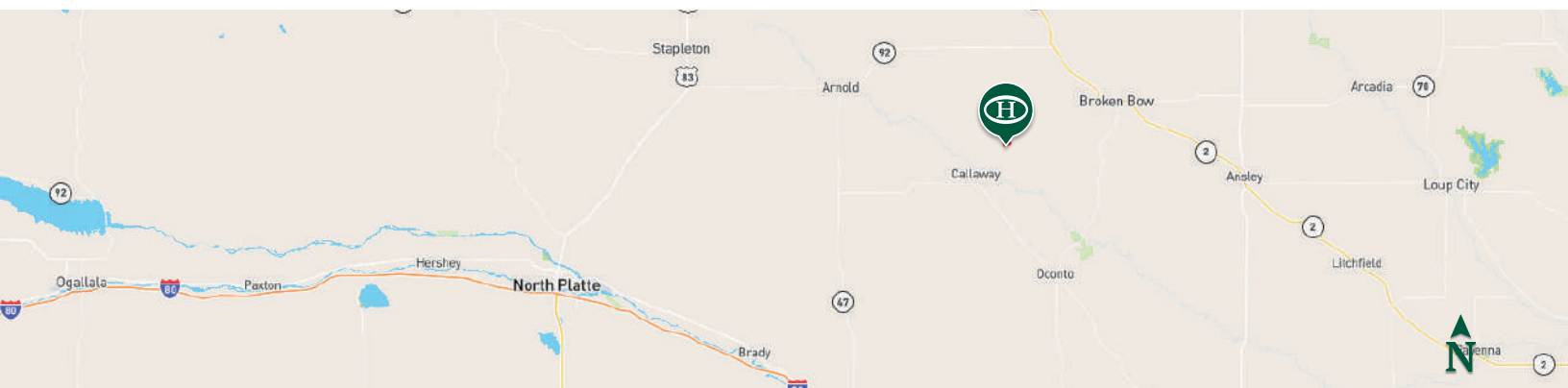
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Cord Hesseltine

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