

LAND FOR SALE

HIGHWAY ROAD FRONTAGE FARM AND BUILD SITE

COUNTY: **PAWNEE**
STATE: **NEBRASKA**
ACRES: **36**



PROPERTY FEATURES

- Corner tract at the intersection of Highway 4 and Highway 105
- Highway frontage on two sides
- Approximately 20 +/- acres of productive tillable farmland
- Open tenancy with possession available for the 2027 crop year
- Weighted average NCCPI rating of 51.5
- Approximately 5.5 +/- acres of pasture
- Wooded waterways provide scenic character and natural drainage
- Small pond located on the property
- Excellent potential homesite with rural views
- Three-phase electrical service available

For more information, contact:

PHILIP LIERZ, Land Agent

785.685.0443 | PLierz@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.