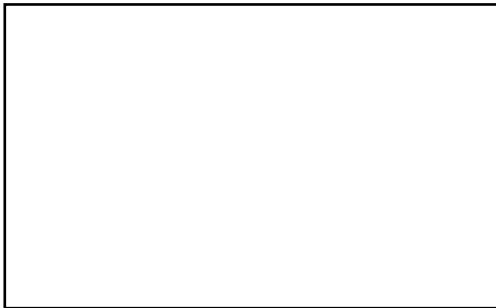


**Todd Realty**  
**402-494-3075**

Prepared for:  
**Buyer**  
 June 25, 2008

Prepared by:  
**Todd Realty Broker**  
 402 494 3075/lyletodd@siouxlan.net



Address: **170th**  
**Waterbury, NE 68730**

List Price: **\$448,500**  
 Listing #: **0801649**

Status: **Active**  
 MLS Area: **Nebraska**

Style:  
 Ownership:  
 Total Bdrms:  
 Total Baths:

**About 40 acres timber and 110 acres cropland in CRP until 9/09.**

Comments

**Farm Information**

Type: <b>Dairy</b>	County: <b>Dakota</b>	Soil Map	<b>Other</b>
Crop Equiv	FSA Aerial Map: <b>Other</b>	Tile Map	
Tillable Acres: <b>104</b>	Building Acres:	Oat Base Acres:	Topography: <b>Hilly</b>
Wooded Acres: <b>45</b>	Other Acres:	Oat Base Yield:	Soil Type:
Pasture Acres:	Corn Base	Bean Base	Drainage:
Road Acres:	Corn Base	Bean Base	Road Surface: <b>Other</b>
Farm Fuel			
Personal Property			

**Buildings**

<u>Construction</u>	<u>Roof</u>	<u>Floor</u>	<u>Condition</u>	<u>Building Description</u>
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**Property Information**

Acres: <b>149.5</b>	Total Taxes: <b>2419</b>
Lot Size: <b>149.5A</b>	Tax
Frontage Ft::	Tax Year: <b>2007</b>
Depth Ft::	Assmts:
Elem Sch:	Water Type:
Mdl/JH School:	Sewer Type:
Senior High	Fuel Type:
Region: <b>Woodbury Heights</b>	Flood:
S-T-R: <b>3-28-6</b>	Zoning:
Possession: <b>close</b>	Plat:
Terms:	Parcel: <b>220141924</b>
Abstract Loc::	Latitude:
Assessed <b>\$146,210</b>	Longitude:
Legal <b>SE 1/4 3-28-6 Dakota County, Nebraska</b>	

**Property Features**