

**WELLS COUNTY LAND
160 ACRES PONY GULCH TOWNSHIP**

Asking Price: \$143200

Legal Description: NE4 31-148-73 Pony Gulch Twp Wells County

Farmland: 160 acres

Cropland: 115.4 acres

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u>
Wheat	87.1	22
Oats	0.3	37
Barley	24.0	37

TOTAL BASE ACRES: 111.4

Driving Directions: Take Highway #3 either south of Harvey or go north of Hurdsfield, when you arrive at 13th Street you will turn and go west 4 miles on a good gravel road, at the 4 mile mark the NE corner of the property will be just to your left, with a gravel road running directly along the eastern boundary of the property.

Description: The property features 160 acres with 115.4 acres considered cropland, there are a number of locations throughout the quarter that will contain and hold water during the year. A portion of the property is pasture while the remaining acres of cropland have all been seeded to grass as well for this season.

There is no CRP nor are there any wildlife easements.

The property is a great area for the wildlife enthusiast as there should be plenty of Ducks, Geese, Grouse and Deer for the avid hunter, right now the property owner has the land posted. It adjoins a US Fish and Wildlife Waterfowl Production Area and is within 2 miles of the 30000 acre Lonetree Wildlife Management Area.