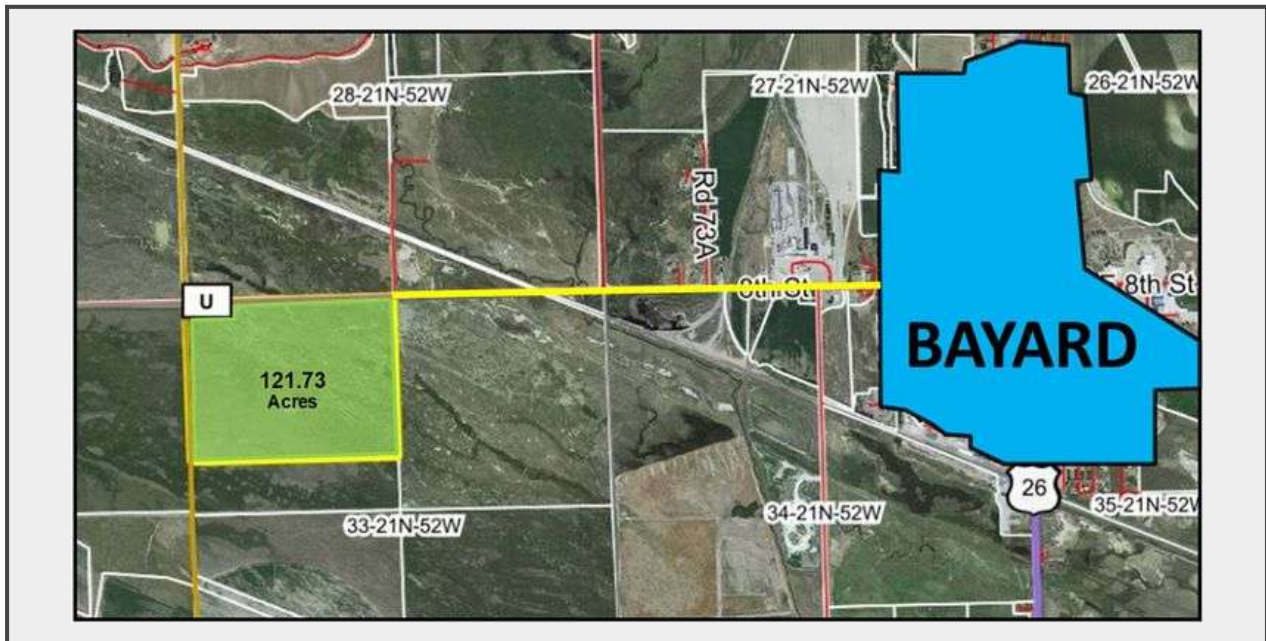


**Sale Name:** City of Bayard Land Auction Online

**LOT 101 - 121.5 Acres Meadow Property**



**Description**

**121.5 Acres Meadow Property**

This is a productive piece of meadow ground in close proximity to the City of Bayard! This property is flood irrigated under Short Line Irrigation Company with 120 acres of water right @ \$13.00/ acre. The 2024 irrigation tax has been paid. The property is fenced for grazing. The NRD has several observation wells on the property. This is not a permanent easement but they would appreciate cooperation to allow maintenance of those wells in the future. Hunting, haying, grazing and many other options!

Located West of Bayard, NE. From Hwy 26, turn West on 8th Street/CR 106/CR 'U', then go 1.5 mi. West to Northeast corner of property.

2023 Taxes: \$1,994.52

Legal: N  $\frac{1}{2}$  of NW  $\frac{1}{4}$ , N  $\frac{1}{2}$  of the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  33-21N-52W Morrill Co., NE

Deposit: \$25,000.00 day of sale upon being the successful bidder. Balance due on or before May 30, 2024.

**Quantity:** 121



<https://www.bidkraupie.com/>