

LAND FOR SALE

1,509+/- Acres • Sheridan County, Nebraska

Offered at \$1,509,000.00

Highlights:

- Exceptional recreational property
- Multiple revenue sources with farming and grazing
- Running creek through the property



A-10744

Property Location: • Tract 1: Starting at Hay Springs, Nebraska, north on 450th Lane 17 miles to the southwest corner of said tract. • Tract 2: Starting at Hay Springs, go North on 450th Lane 15 miles to CR 710th Road. Go west one mile to the north entrance into said property.



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For additional information, please contact:

Coy Fisher, Farm Manager/Agent
Sidney, Nebraska

Business: (307) 630-1318

CFisher@FarmersNational.com

www.FarmersNational.com/CoyFisher



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Property Information

Legal Description:

- **Tract 1:** (North Bluffs) All Sec 15, Twp 34N, Rge 46W of the 6th P.M., Sheridan County, Nebraska.
- **Tract 2:** (South Creek) N1/2 of Sec 5 Twp 33N, Rge 46W of the 6th P.M.; E1/2SW1/4, SW1/4SE1/4 & E1/2E1/2 Sec. 32; NW1/4NW1/4, S1/2NW1/4 Sec 33, Twp 34N, Rge 46W of the 6th P.M., Sheridan County, Nebraska.

Property Description: One of the oldest managed farms in the Farmers National Company Network, Beaver Farms is a rare combination of dryland farming (629.39 acres), native hay grass feed (84.74 acres producing 2.00/ton acre), two large pastures with stock water and good fencing (774.26 acres), and a beautiful creek bottom with some exceptional whitetail deer bucks and Merriam Turkey. There is a current tenant in the area that has farmed the property for over 40 years as well as a large amount of public ground in the area if you are looking for more ground to do some horse back riding, trail hiking, or fly fishing.

Farm Data:

• Tract 1:

Cropland	253.64 acres
Pasture	382.20 acres
Other	<u>2.17 acres</u>
Total	638.01 acres

• Tract 2:

Cropland	375.75 acres
Hayland	84.74 acres
Pasture	392.06 acres
Other	<u>18.44 acres</u>
Total	870.99 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	319.2 acres	38 bushels
(85% of base acres 271.32)		

Water: Stock wells in both pastures.

2019 Taxes: \$10,842.00

Price: \$1,509,000.00



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5849	Mitchell-Epping complex, 9 to 30 percent slopes	122.6	19.14	6e
6203	Epping-Badland complex, 3 to 60 percent slopes	99.0	15.45	7e
5261	Thirtynine loam, 3 to 6 percent slopes	76.0	11.87	3e
5260	Thirtynine loam, 1 to 3 percent slopes	216.5	33.79	2e
3212	Kadoka silt loam, 6 to 11 percent slopes	101.1	15.79	4e
6043	Tassel-Ponderosa-Rock outcrop association, 9 to 70 percent slopes	25.3	3.95	6e
TOTALS		640.5	100%	4.13

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5261	Thirtynine loam, 3 to 6 percent slopes	232.9	27.22	3e
5849	Mitchell-Epping complex, 9 to 30 percent slopes	143.0	16.7	6e
5260	Thirtynine loam, 1 to 3 percent slopes	20.8	2.43	2e
2360	Munjor fine sandy loam, rarely flooded	7.4	0.87	2e
5262	Thirtynine loam, 6 to 9 percent slopes	230.5	26.93	4e
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	141.1	16.49	2e
9999	Water	1.9	0.22	-
2361	Munjor fine sandy loam, channeled, frequently flooded	78.1	9.13	6w
TOTALS		855.8	100%	3.84

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Property Location Map

