

LAND FOR SALE

**156.9+/- Acres, Valley County, Nebraska
Offered at \$750,000**



Highlights:

- Gravity Irrigated farmland located along Nebraska Highway 11 between Ord and Burwell
- Water provided by North Loup River Public Power and Irrigation District
- Consists of Class I and Class II Cozad and Hord silt loam soils

Property Location: From Ord, Nebraska, 10 miles along Highway 11 to 821st Road, then turn west and the property will be on the south side of the road.

Legal Description: Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 20 North, Range 15 West of the 6th PM, Valley County, Nebraska, less highway right-of-way in northeast corner.



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For additional information, please contact:

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Property Description: Excellent gravity irrigated farmland right off of Highway 11. Great soils. Small wooded area providing some recreational amenity.

Farm Data:

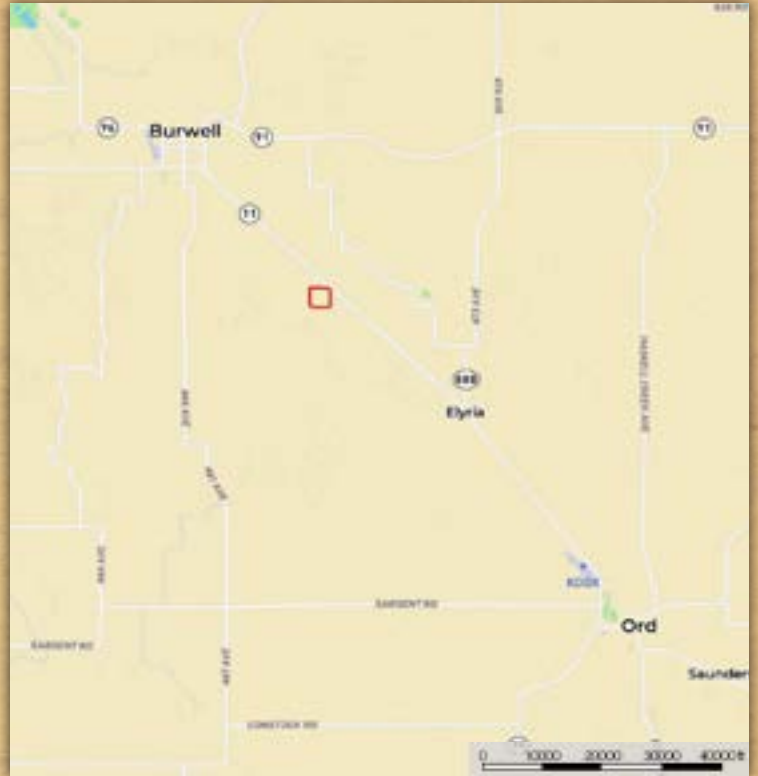
128.05 total cropland acres
21.85 acres in non-crop

FSA Information:

Corn 128.02 acres 160 PLC bushel yield

Taxes: \$7,564.62

Price: \$750,000



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	63.2	42.23	2c
8816	Cozad silt loam, 1 to 3 percent slopes	36.4	24.35	2e
3545	Hobbs silt loam, channeled, frequently flooded	16.8	11.2	6w
8869	Hord silt loam, 0 to 1 percent slopes	32.5	21.72	2c
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	0.7	0.5	7e
TOTALS		149.6	100%	2.47

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.