

LAND FOR SALE

94.30± Acres, Dodge County, Nebraska

OFFERED AT
$9,000/acre
or $848,700

Highlights:

- **Full Possession for 2027!**
- **Excellent Access!**
- **Close Proximity to Terminal Markets!**



For additional information, please contact:
Amanda Clausen, Agent | (402) 380-6076
AClausen@FarmersNational.com

Property Information

Directions to Property:
From the intersection of Highway 30 and Highway 79, go east on Highway 30 one-half mile. Farm is located south of Highway 30 between County Road 8 and County Road 9.

Legal Description:
S1/2SE1/4 & S1/2SW1/4 of Section 32, Township 18N, Range 6E of Dodge County, Nebraska. 94.30+/- acres. Parcel ID: 270141097.

Property Description:
Located just northeast of North Bend with excellent access directly off Highway 30, this productive tract offers a great opportunity for a beginning farmer or an excellent addition to an existing farming operation or land investment portfolio.

Farm Data:

Cropland	88.60 acres
Non-crop	5.70 acres
Total	94.30 acres

FSA Information:

	Base	Yield
Corn	50.94 acres	170 bushels
Soybeans	33.71 acres	54 bushels
Oats	3.61 acres	47 bushels

2025 Taxes: $4,755.40

Price:
$9,000 per acre or $848,700

Aerial Map



Soil Map



54.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7787	Luton silty clay, occasionally flooded	100.0%	94.7	3w	--	54.6

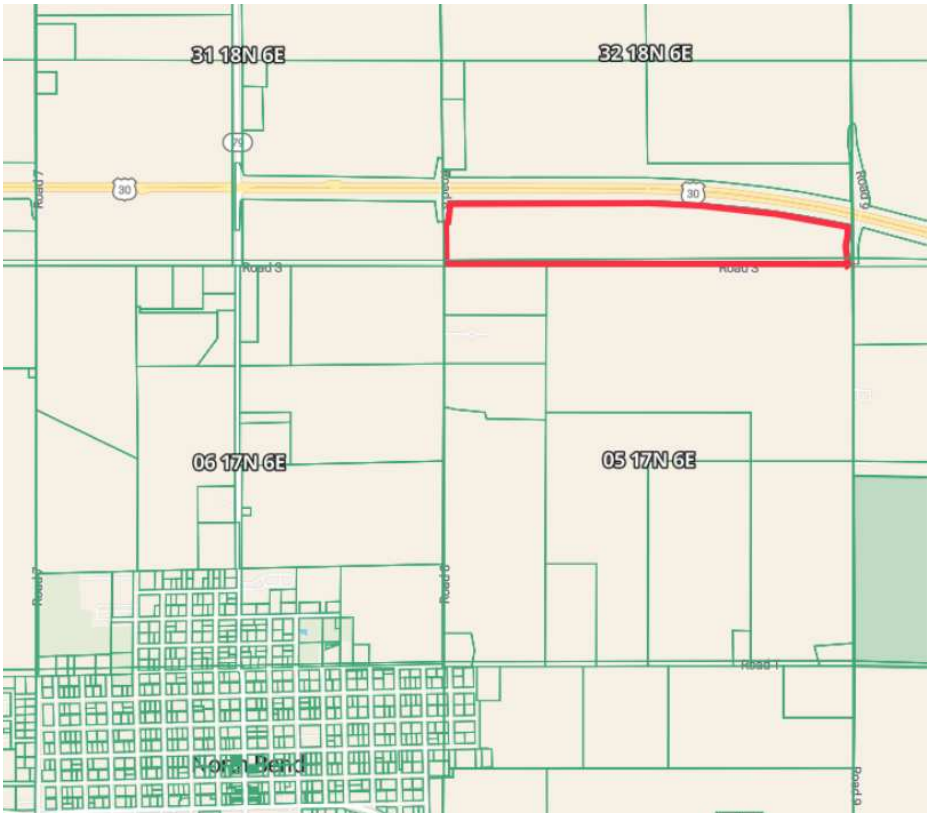








Property Location



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

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SCAN THE QR CODE FOR MORE INFO!

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