FARMERS NATIONAL COMPANY

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A-31460



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LAND FOR SALE

358.55± Acres, Dodge County, Nebraska

OFFERED AT

$3,826,350

PRICE PER ACRE

Tract 1: $11,000 per Acre
Tract 2: $12,000 per Acre
Tract 3: $7,000 per Acre

For additional information, please contact:



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Property Information

Directions to Property:
From the south side of Hooper, Nebraska, at the intersection of Highway 275 and County Road 20, travel 2 miles south on County Road 20 to the northeast corner of Tract 1.

Legal Description:
Tract 1: Pt of the N1/2 NE1/4 and Pt of the N 1/2 of the NW 1/4 Sec 5-18-8 130.56 A M/L
Tract 2: SE 1/4 SE 1/4 and Pt of the NE 1/2 S 1/2 SEC 5-18-8 - 158.95 A M/L
Tract 3: Terraced farmland and bottomland located south of Maple Creek in the W 1/2 of Sec 5-18-8.

Final legal descriptions will be provided by the title company.

Improvements:
Tract 1: 2022 4 tower Reinke model 2065 Center Pivot and Isuzu Power unit with fuel tank.
Tract 2: 2004 8-Tower Valley 8000 Center pivot and Deutz Ag Power unit with fuel tank.

2025 Taxes:
All Tracts: $16,593.28

Price:
Tract 1: $11,000/Acre
Tract 2: $12,000/Acre
Tract 3: $7,000/Acre

Farm Data:
Tract 1:

Cropland	127.43 acres
Non-crop	3.13 acres
Total	130.56 acres

Tract 2:

Cropland	150.30 acres
Non-crop	8.65 acres
Total	158.95 acres

Tract 3:

Cropland	64.39 acres
Non-crop	4.58 acres
Total	68.97 acres

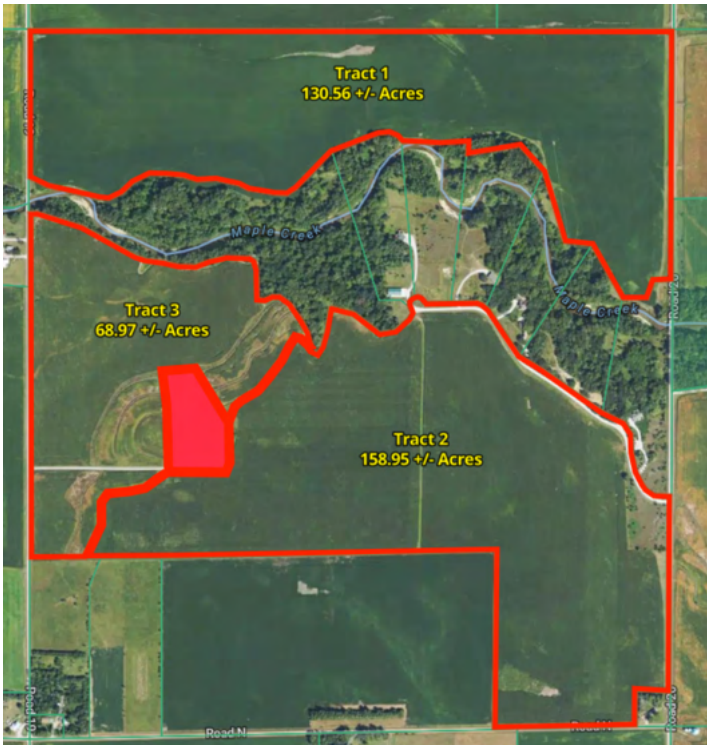
FSA Information:
Tract 1:

Crop	Base	Yield
Corn	63.75 acres	171 bushels
Soybeans	63.68 acres	49 bushels

Tract 2&3:

Crop	Base	Yield
Corn	106.98 acres	171 bushels
Soybeans	112.41 acres	49 bushels

Aerial Map



TRACT 1

Soils Map



75.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	54.3%	70.9	2w	2w	67.1
●	7050	Kennebec silt loam, occasionally flooded	26.0%	34	2w	2w	93.5
●	6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally...	11.5%	15.1	2w	2w	82.4
●	3529	Gibbon loam, 0 to 2 percent slopes, occasionally flooded	4.1%	5.4	2w	2w	72.7
●	7891	Zook silt loam, overwash, 0 to 2 percent slopes,...	3.4%	4.5	2w	2w	70.5
●	7055	Kennebec and Colo soils, channeled, frequently flooded	0.5%	0.7	5w	--	35.4
●	9999	Water	<0.1%	0	--	--	0

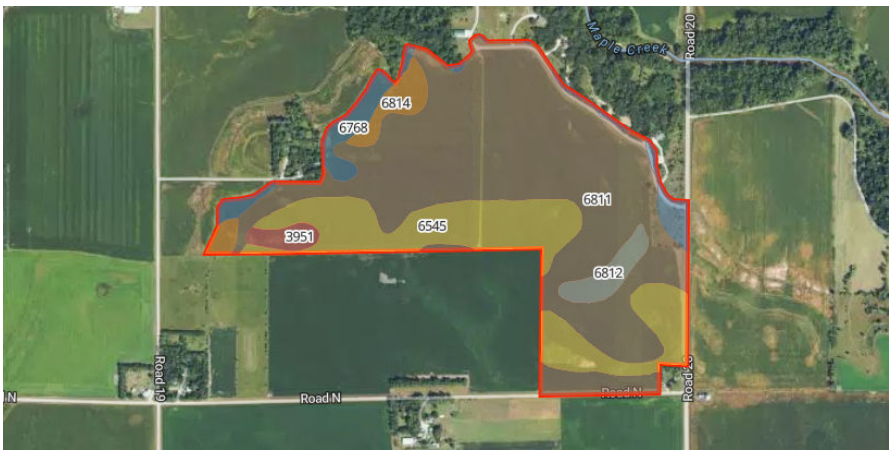






TRACT 2

Soils Map



72.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	6811	Moody silty clay loam, 2 to 6 percent slopes	62.3%	99	2e	3e	75.1
	6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	23.1%	36.8	2e	2e	71.2
	6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	6.3%	10	3e	4e	62.9
	6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	3.7%	5.8	3e	4e	62.7
	6812	Moody silty clay loam, 2 to 6 percent slopes,	2.8%	4.5	2e	3e	64
	3951	Fillmore silt loam, occasionally ponded	1.8%	2.8	3w	4w	72





TRACT 3

Soils Map



72.2/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7050	Kennebec silt loam, occasionally flooded	27.5%	19	2w	2w	93.5
●	6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	24.0%	16.6	3e	4e	62.9
●	6603	Alcester silty clay loam, 2 to 6 percent slopes	22.0%	15.2	2e	3e	75.6
●	7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.7%	5.3	2w	2w	67.1
●	7055	Kennebec and Colo soils, channeled, frequently flooded	7.4%	5.1	5w	--	35.4
●	7891	Zook silt loam, overwash, 0 to 2 percent slopes,...	5.5%	3.8	2w	2w	70.5
●	6742	Thurman-Moody complex, 6 to 11 percent slopes, eroded	5.0%	3.5	6e	4e	49.3
●	6811	Moody silty clay loam, 2 to 6 percent slopes	0.5%	0.4	2e	3e	75.1
●	6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	0.3%	0.2	3e	4e	62.7



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