

LAND FOR SALE

160+/- Acres • Platte County, Nebraska

Offered at \$895,000

Highlights:

- Combination irrigated and dryland cropland with Class 1 and 2 soils
- Pasture with live water
- Excellent recreational hunting property

A-3729

Property Location: From the Highway 91 and Monestary Road (175th Avenue) intersection, five miles south, then one mile east, then one-half mile south. Farm is on the east side.

Legal Description: S1/2S1/2NW1/4 & N1/2SW1/4 & SE1/4SW1/4 Section 9, Township 19N, Range 1E of the 6th P.M., Platte County, Nebraska.



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For additional information, please contact:

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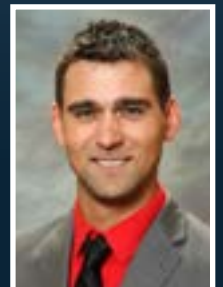
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Property Information

Property Description: This property offers a little bit of everything! The cropland consists of Class 1 irrigated soils and Class 2/3 dryland. The pasture provides access to live water from Loseke Creek and is also home to many wild turkey and deer in the wooded areas. ***Don't wait to make an offer on this tract!***

Farm Data:

Cropland 101.59 acres
Pasture 55.26 acres
Non-crop 3.15 acres
Total 160.0 acres

FSA Information:

	Base	Yield
Corn	101.7 acres	166 bushels

Well Information: G-050896 - Commissioned in 1976, 1,250 GPM

2019 Taxes: \$8,152.22

Price: \$895,000

Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	12.4	7.84	6e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	2.0	1.25	4e
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	25.6	16.19	3e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	0.0	0.02	3e
6385	Shell silt loam, occasionally flooded	0.3	0.18	2w
3775	Muir silt loam, rarely flooded	69.1	43.61	1
6603	Alcester silty clay loam, 2 to 6 percent slopes	18.9	11.93	2e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	1.6	1.02	2e
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	28.5	17.96	6w
TOTALS		158.4	100%	2.78

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.