

LAND FOR SALE

176.65+/- Acres • Custer County, Nebraska
Offered at \$550,000



HIGHLIGHT FEATURES

- Good combination farm with newer domestic well
- Located close to Broken Bow on a good blacktop road



L-1800808

Property Location: Five and one-half miles southwest of Broken Bow, Nebraska.

Legal Description: Sec. 8-16-21 NE¼, N 20 A N½SE¼, 176.65 A Ryno Township, Custer County, Nebraska

Property Description: Combination dryland, pasture farm located close to Broken bow on a good blacktop road.

Farm Data:

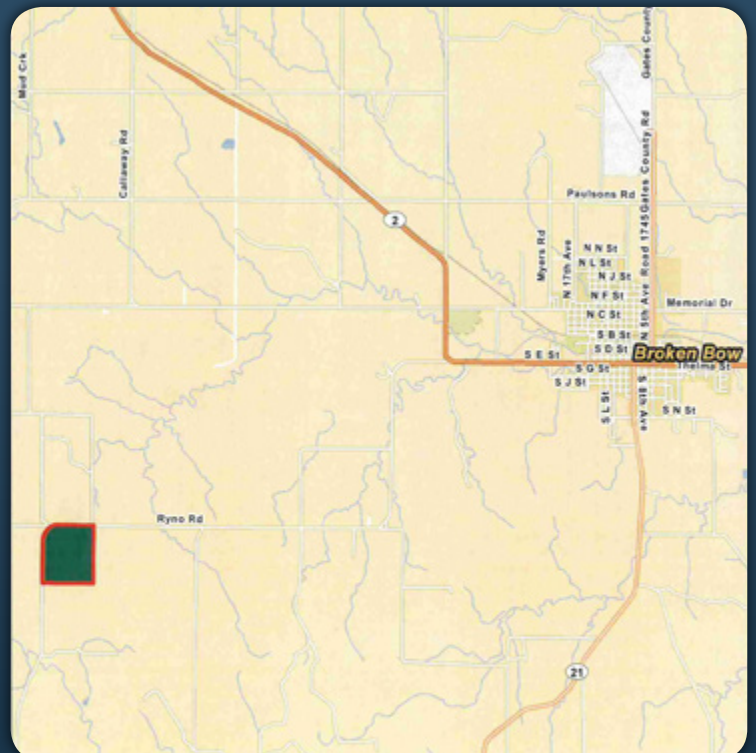
Cropland	110.63 acres
Pasture	53.44 acres
Buildings	12.33 acres
Total	176.65 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	36.9 acres	118 bushels PLC
Soybeans	36.9 acres	35 bushels

2017 Taxes: \$3,851.54

Property Location Map



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For additional information, please contact:

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Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
2596	Hersh fine sandy loam, 3 to 6 percent slopes	Ille	Ille	56	43.2
9069	Kenesaw very fine sandy loam, 1 to 3 percent slopes	Ilc	Ie	67	28.5
2595	Hersh fine sandy loam, 0 to 3 percent slopes	Ille	Ille	59	23.6
9036	Gates very fine sandy loam, 3 to 6 percent slopes	Ile	Ile	57	17.8
2611	Hersh-Valentine complex, 11 to 30 percent slopes	Vle		0	13.7
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	Vle		23	12.8
8870	Hord silt loam, 1 to 3 percent slopes	Ile	Ile	72	9.1
2597	Hersh fine sandy loam, 6 to 11 percent slopes	IVe	IVe	52	8.6
4818	Valentine loamy fine sand, 3 to 9 percent slopes	Vle	IVe	26	5.0
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	Ille	Ille	56	4.6
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	Ille	Ille	65	1.8
TOTAL				51.2	168.8



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.