

LAND FOR SALE

L-1900175



447.86+/- Acres • Custer County, Nebraska
Offered at \$750,000



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Property Information

Property Description: 85± acres of certified irrigated farmground with 340± acres of hardland grass with submersible well.

Location: Eight miles southwest of Callaway, Nebraska.

Legal Description: Sec. 7-14-23 E1/2NW Lots 1-2-3 NESW W1/2NE and NWSE W Rd. #758 313.2 Acres Delight Twp., Sec. 12-14-24 N1/2SE 80 Acres Delight Twp., Sec. 12-14-24 Par in E1/2NE 54.66 Acres Delight Twp., Custer County, Nebraska.

Farm Data:

Cropland 99.11± acres
 Pasture 340± acres
 Buildings 8.75+ acres

Irrigation:

Two pivots with diesel power units.

Well Information:

G-131969, 2003, 6" well

FSA Information:

	Base	Yield
Corn	49.79 acres	127 bushels
Soybeans	16.21 acres	47 bushels

2018 Taxes: \$6,383.76

Price: \$750,000

Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR	IRR	SRPG	ACRES
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	Vie	LCC	23	283.4
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	Ille	Ille	61	36.5
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	Vile		46	30.2
3562	Hobbs silt loam, occasionally flooded, cool	Ilw	Ilw	0	25.9
2670	Holdrege silt loam, 3 to 7 percent slopes	Ille	Ille	66	24.0
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	Vie		0	9.2
2823	Uly silt loam, 11 to 17 percent slopes, eroded	Vie		56	8.9
4138	Holdrege silt loam, 7 to 11 percent slopes	Ive	Ive	62	8.2
3912	Scott silty clay loam, frequently ponded	Ivw		18	6.9
2821	Uly silt loam, 6 to 11 percent slopes, eroded	Ive	Ive	61	2.9
8841	Hall silt loam, 1 to 3 percent slopes	Ille	Ille	70	2.5
TOTAL				30.1	438.5

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.



Topography Map



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Property Location Map

