

LAND FOR SALE

346.87± Acres, Boyd County, Nebraska

Price reduced!



- Featuring:**
- *Excellent grass*
 - *Rural water*
 - *Exceptional hunting*
 - *Incredible views*



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For additional information, please contact:

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Property Information

Location: One mile west of Spencer, Nebraska, along 900th Avenue, then three miles south on 488th Avenue to the northeast corner of the property.

Legal: Lots 3 and 4; NE1/4; N1/2 NW1/4; and SE1/4 NW1/4 of Section 21 and an irregular tract of located in the northwest corner of the NW1/4 of Section 22, Township 33 North, Range 12 West of the 6th PM, Boyd County, Nebraska.

Description: A high quality hard grass native pasture directly adjacent to the Niobrara River.

This central Boyd County pasture features high quality hard grass for big weaning calves. This pasture has nearly new fences on most of the perimeter, and is fenced along the river. The property features all-weather gravel road access to a set of catch pens in the northeast corner of the property. Additional access and catch pens are located along the north side of the property. Rural water runs to the property, with six tanks and hydrants servicing all areas within the property. There are several large canyons leading down to the river, with significant deer populations moving from the river below to the adjacent croplands above. This property has significant elevation change, and absolutely stunning views up and down the Niobrara River Valley.

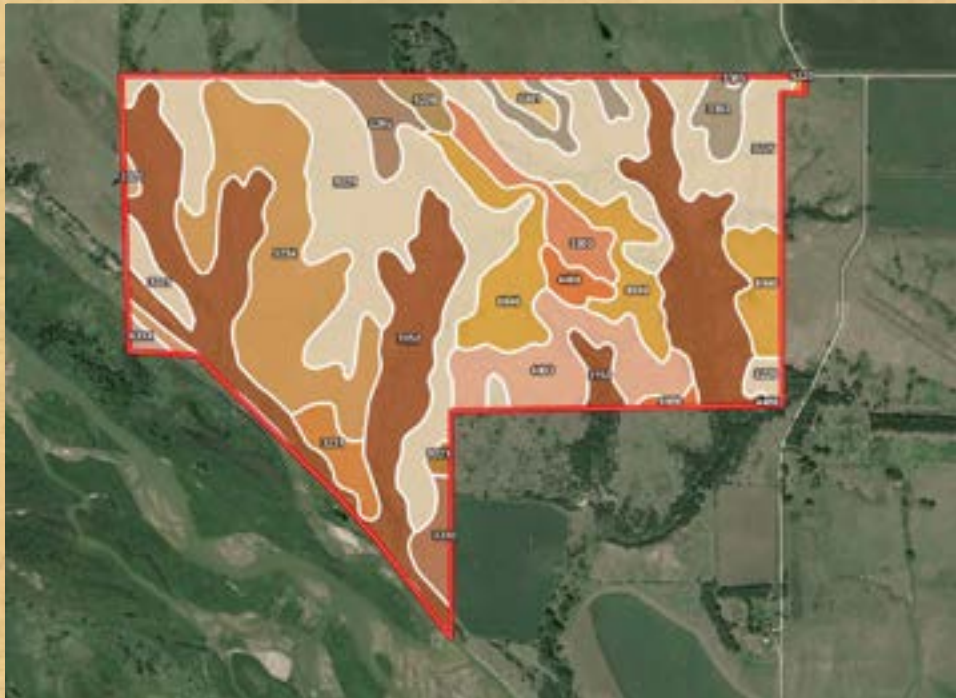
Owner operated for many years, with a high level of management.

Call today for a showing.

Taxes: \$4,063.50

Price Reduced: \$711,083.50 or \$2,050 per acre





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5220	Onita silt loam, 0 to 2 percent slopes	3.5	1.0	2c
4488	Dunday loamy fine sand, 3 to 6 percent slopes	4.6	1.32	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	102.5	29.52	6e
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	33.9	9.76	6s
3150	Bristow silty clay, 20 to 40 percent slopes	91.6	26.39	7s
3302	Ree silt loam, 6 to 11 percent slopes	10.6	3.06	4e
4493	Dunday loamy fine sand, 6 to 11 percent slopes	21.5	6.19	6e
3305	Reliance silt loam, 2 to 6 percent slopes	9.7	2.79	3e
3301	Ree silt loam, 3 to 6 percent slopes	2.3	0.67	3e
3221	Labu silty clay, 6 to 11 percent slopes	1.0	0.3	4e
3230	Lynch silty clay, 2 to 6 percent slopes	4.7	1.36	3e
3231	Lynch silty clay, 6 to 11 percent slopes	5.9	1.69	4e
3234	Lynch-Bristow silty clays, 11 to 30 percent slopes	44.7	12.86	6e
3295	Promise clay, 3 to 6 percent slopes	6.4	1.84	3e
6314	Barney silt loam, channeled, frequently flooded	1.3	0.37	5w
3320	Sansarc silty clay, 9 to 35 percent slopes	1.0	0.3	7e
9999	Water	2.0	0.59	-
TOTALS		347.2	100%	5.86

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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 are acting as agents for the seller.