

LAND FOR SALE

159.53+/- Acres • Custer County, Nebraska
Offered at \$1,037,000



HIGHLIGHTS:

- Good pivot irrigated quarter
- Windmill for winter grazing on the stalks
- Good protection for wintering livestock

L-2000264

Property Location: Seven and a half miles on Highway 70 and Highway 183 Junction north to Corburg Drive Road, then west a half mile to the northeast corner of the property.

Well Information: G-040021 1973 8" well, G-041362 1" well windmill with submersible pump in the casing.

2019 Taxes: \$6,396.62

Legal Description: Sec. 21-18-18 SW1/4, 159.53 Acres, Douglas Grove, Custer County, Nebraska

Price: \$1,037,000.00

Property Description: Good pivot irrigated quarter with windmill that has a submersible pump in the casing for winter grazing of the stalks.

Location Map



Farm Data:

Cropland	152.05 acres
Non-crop	4.05 acres
Other	<u>3.43 acres</u>
Total	159.53 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	78.69 acres	156 bushels
Soybeans	50.88 acres	58 bushels

Irrigation Equipment: 1999 8 tower Reinke pivot with 125 hp electric motor.



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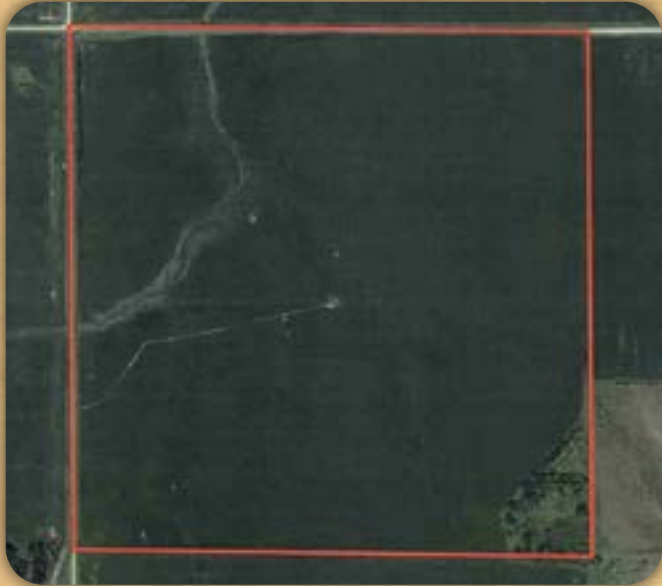
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Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2670	Holdrege silt loam, 3 to 7 percent slopes	33.3	20.88	3e
8541	Hall silt loam, 1 to 3 percent slopes	60.0	37.56	2e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	4.4	2.75	4e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	9.4	5.91	3e
3562	Hobbs silt loam, occasionally flooded, cool	6.3	3.94	2w
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	39.0	24.43	6e
4138	Holdrege silt loam, 7 to 11 percent slopes	7.2	4.53	4e
TOTALS		159.6	100%	3.39



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.