

LAND FOR SALE

226.21+/- Acres • Washington County, Nebraska



Highlights:

- Upland farm with Marshall and Kennebec soils, excellent state of fertility.
- Located 6.75 miles west of Blair and two miles south of State Highway 91.
- Excellent grain markets and excellent transportation routes

L-2000378

Property Location: Farm located .25 mile east of the intersection of County Road 26 and P17, Washington County, Nebraska.

Property Description: Upland farm with complete terrace conservation system. Conservation system and creek in the middle of the farm.



For additional information, please contact:



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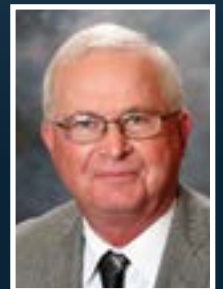
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Property Information

Legal Description: W1/2SW1/4, SW1/4NW1/4 in Section 23-T18N-R10E; Tax Lot 10 and 11 in Section 22-T18N-R10E.

FSA Information: 216.13 cropland acres • 9.57 acres in creek and timber

Corn Base 101.34 acres 139 bushel yield
 Soybean Base 16.96 acres 53 bushel yield

Real Estate Taxes: \$16,696.72 estimated

Price: \$1,854,922



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7234	Judson silty clay loam, 2 to 6 percent slopes	6.7	2.95	2e
8032	Marshall-Pohocco silty clay loams, 6 to 11 percent slopes, eroded	67.9	29.91	3e
8142	Pohocco-Monona complex, 11 to 17 percent slopes, eroded	60.7	26.72	4e
8019	Marshall silty clay loam, 2 to 6 percent slopes	13.7	6.03	2e
7050	Kennebec silt loam, occasionally flooded	58.3	25.66	2w
8016	Marshall silty clay loam, dry, 0 to 2 percent slopes	19.8	8.73	2e
TOTALS		227.1	100%	2.83

