

LAND FOR SALE

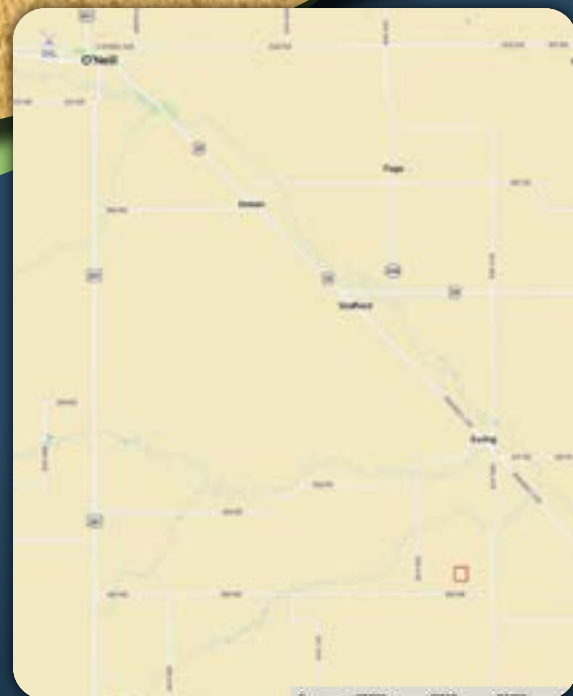
**160+/- Acres in Holt County, Nebraska
Offered at \$432,000 or \$2,700 per acre**

- Nice gently rolling quarter located south of Ewing, Nebraska.
- Currently farmed dryland, but ready for re-development to irrigated acres!!



Property Location: From Ewing, Nebraska, travel five miles south along 508th Avenue, then one mile west on 852nd Road and ½ mile north on 507th Avenue to the southeast corner of the property.

Legal Description: Northeast Quarter (NE¼) of Section 33, Township 26 North, Range 9 West of the 6th PM, Holt County, Nebraska.



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For additional information, please contact:

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Property Information

Description: Here is a nice gently rolling quarter currently being farmed as dryland, but ready to be re-developed for pivot irrigation. The farm offers 138.35 acres certified for irrigation, with a full corn base too. This property is located in a strong water area with good access to the property from the south. Corners are a mix of native grass and trees. Call the agent for details!

Upper Elkhorn NRD: 138.35 certified irrigated acres

FSA Information

Corn 134.1 acres, 177 bushel PLC yield

Taxes: \$2,970.48

Price: \$432,000 or \$2,700 per acre



Soil Map



Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	25.7	16.06	6w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	43.0	26.89	6e
4533	Els loamy sand, 0 to 3 percent slopes	5.5	3.41	4w
4792	Valentine fine sand, 3 to 9 percent slopes, moist	63.5	39.75	6e
4499	Dunday loamy sand, 3 to 6 percent slopes	10.8	6.78	4e
4498	Dunday loamy sand, 0 to 3 percent slopes	5.6	3.52	4e
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	5.7	3.6	6e
TOTALS		159.9	100%	5.73

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.