

LAND FOR SALE

640+/- Acres • Custer County, Nebraska

PRICE REDUCED! Offered at \$768,000



HIGHLIGHTS:

- Good hard grass
- Two ponds and two windmills
- Hunting potential (deer and turkey)

L-2000538

Property Location: Four and one-half miles southeast of Westerville, Nebraska.

Legal Description: Sec. 13-16-18 S½, 320 acres, Westerville Township and Sec. 24-16-18 N½, 320 acres Westerville Township, Custer County, Nebraska

Property Description: The property has 23 acres of dryland crop ground with the remainder good hard grass pasture.

Farm Data:

Cropland	23 acres
Pasture	<u>617 acres</u>
Total	640 acres

2020 Taxes: \$7,652.46

Property Location Map



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For additional information, please contact:

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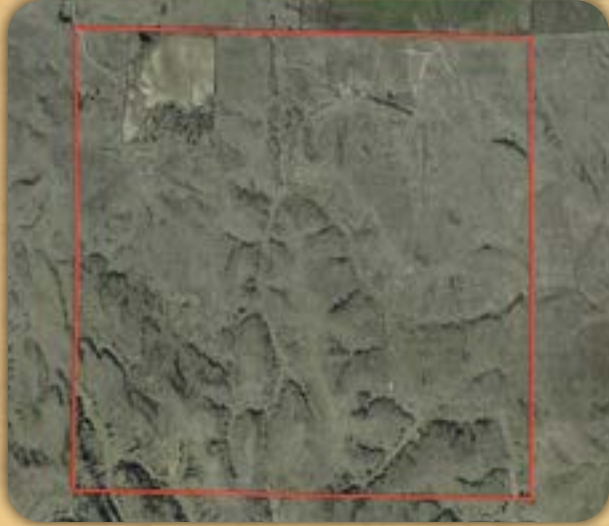
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Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5841	Hall silt loam, 1 to 3 percent slopes	32.5	5.07	2e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	172.7	26.95	6e
2670	Holdrege silt loam, 3 to 7 percent slopes	11.0	1.71	3e
9999	Water	2.1	0.33	-
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	8.4	1.31	3a
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	185.5	28.93	6e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	29.3	4.57	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	11.9	1.86	4e
2539	Coly-Hobbs silt loams, 3 to 80 percent slopes	166.3	25.95	7e
5870	Hord silt loam, 1 to 3 percent slopes	1.0	0.16	2e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	20.3	3.16	4e
TOTALS		641.1	100%	5.84



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.