

LAND FOR SALE

1,099.76+/- Acres • Custer County, Nebraska
Offered at \$3,230,000

HIGHLIGHTS:

- 511.76 acres of grass can be sold separate from farm
- 349 certified irrigated acres from three wells and pivots
- Good location close to several grain and hay markets.



Property Location: The home place is one-half mile west of Westerville, Nebraska on Highway 183. The pasture ground is four miles west of Westerville.

Irrigation Equipment: 2005 8 tower, 1998 7 tower, 2014 11 tower Reinke, (3) 75 hp electric power units.

Legal Description: Contact agent for a complete legal description.

Well Information: G-037417, G-34285, G-103627

Property Description: Good farm with the pivots being very productive. Located right along Highway 183 with most of the pasture being four miles west that can be sold separate from the main farm.

Improvements: Three bedroom, one bath home built in 1911 with kitchen, dining room, living room and laundry area all on one level. Outbuildings include two detached single car garages, 40' x 70' shop, chicken house, barn, and 8' x 16' bin.

Farm Data:

•Tract 1:

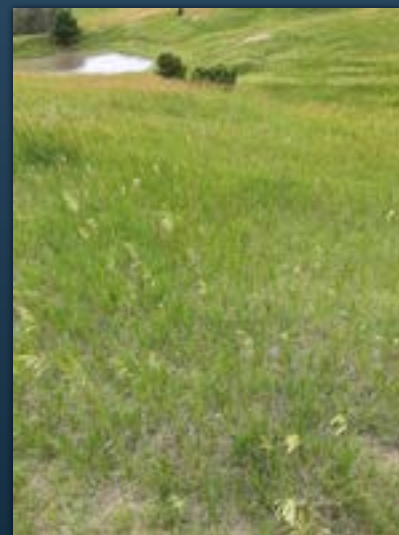
Cropland	349 acres irrigated
Hayland	127 acres
Pasture	100± acres
Acreage	<u>12+ acres</u>
Total	588± acres

•Tract 2:

Pasture 511.76± acres

2020 Taxes:

- Tract 1: \$22,703.68
- Tract 2: \$6,883.28



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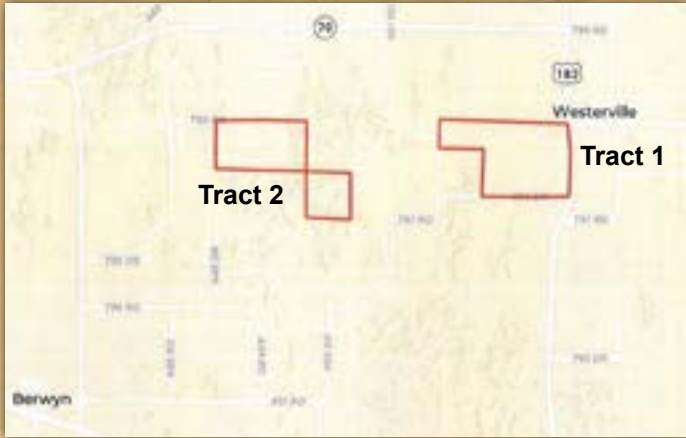


For additional information, please contact:

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Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4130	Holdrege silt clay loam, 7 to 11 percent slopes, eroded	36.7	6.53	3e
4070	Hard silt loam, 1 to 3 percent slopes	133.7	22.06	2e
4120	Holdrege silt loam, 7 to 11 percent slopes	94.0	16.43	4e
2827	Uly-Coly silt loam, 17 to 30 percent slopes, eroded	40.7	6.86	5e
4076	Cozad silt loam, 0 to 1 percent slopes	12.8	2.17	2e
2314	Coly silt loam, 6 to 11 percent slopes, eroded	13.2	2.23	4e
4047	Hard silt loam, 1 to 3 percent slopes	16.1	2.80	2e
4040	Hard silt loam, 0 to 1 percent slopes	33.0	5.71	2e
2542	Coly silt loam, 11 to 17 percent slopes, eroded, cool	88.1	15.48	6e
2070	Holdrege silt loam, 3 to 7 percent slopes	36.0	6.31	3e
4072	Hard silt loam, 3 to 6 percent slopes	13.8	2.32	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	104.0	17.94	6e
3000	Hobbs silt loam, occasionally flooded, cool	7.9	1.34	2e
4076	Cozad silt loam, 1 to 3 percent slopes	3.4	0.56	2e
3540	Hobbs silt loam, channeled, frequently flooded	21.9	3.7	6e
TOTALS		562.8	100%	3.83

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2823	Uly silt loam, 11 to 17 percent slopes, eroded	58.5	11.59	6e
2070	Coly-Hobbs silt loam, 3 to 6 percent slopes	5.2	1.03	7e
2827	Uly-Coly silt loam, 17 to 30 percent slopes, eroded	248.7	48.47	5e
4120	Holdrege silt loam, 7 to 11 percent slopes	33.5	6.65	4e
2542	Coly silt loam, 11 to 17 percent slopes, eroded, cool	132.9	26.33	6e
2070	Holdrege silt loam, 3 to 7 percent slopes	15.0	2.87	3e
3000	Hobbs silt loam, occasionally flooded, cool	9.0	1.87	2e
TOTALS		504.7	100%	5.71

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.