

# LAND FOR SALE

1,761.83+/- Acres • Sherman County, Nebraska  
*Offered at \$3,788,000*



## HIGHLIGHTS:

- Good hardland grass with new fencing
- All in one contiguous unit split into eight separate pastures
- Three submersible wells with 12 tanks

L-2000673

## Property Location Map

**Property Location:** Ten miles east of Ansley on Highway 92 then three miles north on 463 Avenue, then a half mile east to the property line.

**Legal Description:** 32-16-16 E1/2 320 A Washington, 33-16-16 NE1/4 160 A Washington, 33-16-16 W1/2 & W1/2SE1/4 400 A Washington, 33-16-16 E1/2SE1/4 80 A Washington, 34-16-16 SW1/4 160 A Washington, 34-16-16 NW1/4 160 A Washington, 4-15-16 N1/2 321.18 A Elm, 3-15-16 NW1/4 160.65 A Elm.

**Property Description:** Good hardland grass with new fencing. Excellent water with three submersible wells with nine tire tanks and three metal tanks. This is a contiguous unit separated into eight pastures.

## Farm Data:

Pasture	1,755.83 acres
Roads	<u>6.0 acres</u>
Total	1,761.83 acres

**2019 Taxes:** \$21,737.04



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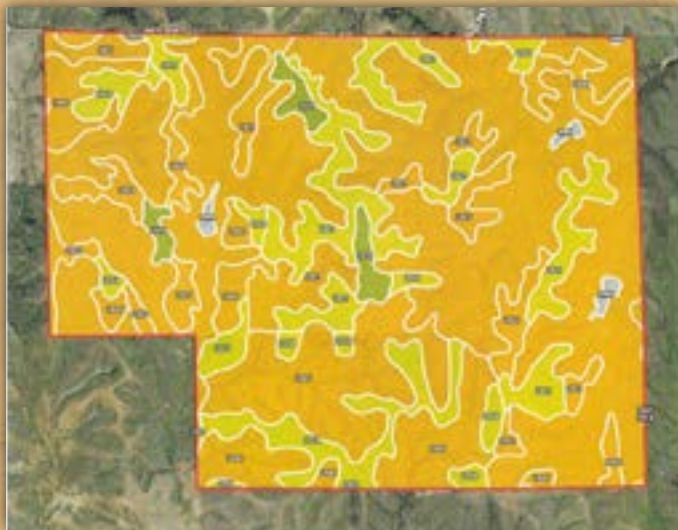
**Aerial Photo**



**Topography Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	138.6	7.97	4e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	157.2	9.04	6e
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	331.4	19.05	6e
2921	Uly silt loam, 6 to 11 percent slopes, eroded	178.2	10.24	4e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	888.7	51.08	6e
9999	Water	9.9	0.57	-
2070	Holdrege silt loam, 3 to 7 percent slopes	35.6	2.05	3e
<b>TOTALS</b>		<b>1739.7</b>	<b>100%</b>	<b>5.64</b>



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.