

LAND FOR SALE

324+/- Acres • Custer County, Nebraska
Offered at \$453,600



HIGHLIGHTS:

- Good hardland pasture
- Great hunting property
- Pasture has been used lightly in recent years

L-2100649

Property Location: From Oconto, Nebraska, go three and one-half miles southeast on Highway 40 to Drive 777. Go one mile east to 436 Drive then north a half mile, then a half mile east to the property.

Legal Description: The SW1/4 of Sec. 12; the NW1/4 of Sec. 13; the South 2 rods of the S1/2 of the NE1/4 of Sec. 14; all in Township 13, North, Range 21 West of the 6th P.M., Custer County, Nebraska.

Property Description: Hardland pasture ground that would make a good hunting opportunity.

Improvements: Fencing is three and four wire with two sides five wire. Property has two non-working windmills and two large ponds.

Farm Data:

Pasture 324+/- acres

2020 Taxes: \$3,598.48

Property Location Map



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Jim Eberle, Agent/Auctioneer
Broken Bow, Nebraska
Office: (308) 872-6413
Cell: (308) 870-1785
JEberle@FarmersNational.com
www.FarmersNational.com/JimEberle



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

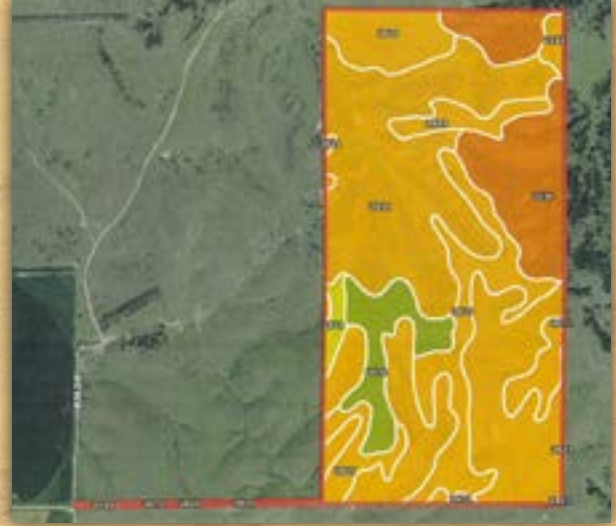
324+/- Acres • Custer County, Nebraska

Offered at \$453,600

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
2031	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	166.67	52.6	50	6e
2023	Uly silt loam, 11 to 17 percent slopes, eroded	76.11	24.02	62	6e
2039	Coly-Hobbs silt loams, 3 to 60 percent slopes	45.04	14.21	25	7e
2070	Holdrege silt loam, 3 to 7 percent slopes	20.01	6.32	74	3e
2021	Uly silt loam, 6 to 11 percent slopes, eroded	3.83	1.21	65	4e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	3.45	1.09	55	6e
2072	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	1.67	0.53	64	3e
2530	Coly silt loam, 6 to 11 percent slopes, eroded	0.07	0.02	60	4e
TOTALS		316.86)	100%	51.15	5.91



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.