LAND FOR SALE

78.0+/- Acres • Custer County, Nebraska
Offered at \$200,000



Property Location: The property is located four miles west of Sargent on Sargent Road to 450 Road, then a quarter mile south.

Legal Description: A tract to be surveyed in Sec. 1-19-19 NE 1/4 West Union Twp., Custer County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: Dryland crop ground with large wind break and slough area.

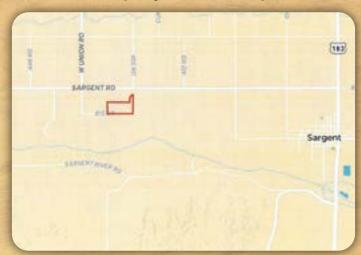
Farm Data:

Cropland 59.75 acres
Timber 28.25 acres
Total 78.0 acres

2021 Taxes: To be determined

Price: \$200,000

Property Location Map









Aerial Photo



Soil Map



SOL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOOPI	CAP
8420	Boel loamy fine sand, occasionally flooded	25,89	34,15	0	25	4w
4646	Ipage learny fine sand, 0 to 3 percent stopes	19.5	25.72	53.96	24	40
ARTA.	Valentine loamy fine sand, 0 to 3 percent slopes	16.83	22.2	24.24	21	40
3562	Hobbs silt loam, occasionally flooded, cool	6.38	8.41	0	74	2w
Alta	Valentine loamy fine sand, 3 to 9 percent slopes	5.12	6.75	20.92	21	Be
2596	Hersh fine sandy loam, 3 to 6 percent slopes	1,5	1.98	0	47	30
8815	Coxad silt loam, 0 to 1 percent slopes	0.59	0,78	0	72	20
TOTALS		75.82(100%	20.67	28.51	3.93

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.