

# LAND FOR SALE

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

## Highlights:

- Great hunting property
- Added income from farming lease
- Within a half mile of the Middle Loup River

L-2100660

**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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# 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**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
0420	Boel loamy fine sand, occasionally flooded	25.89	34.15	0	25	4w
4445	Ipaga loamy fine sand, 0 to 3 percent slopes	19.5	25.72	53.90	24	4e
4114	Valentine loamy fine sand, 0 to 3 percent slopes	16.83	22.2	24.24	21	4e
3502	Hobbs silt loam, occasionally flooded, cool	6.38	8.41	0	74	2w
4113	Valentine loamy fine sand, 3 to 9 percent slopes	5.12	6.75	20.92	21	6e
2595	Hersh fine sandy loam, 3 to 6 percent slopes	1.5	1.98	0	47	3e
8815	Cozad silt loam, 0 to 1 percent slopes	0.99	0.78	0	72	2c
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.