

# LAND FOR SALE

80+/- Acres • Otoe County, Nebraska

*Offered at \$5,250.00 Per Acre*

## Highlights:

- Good row crop farm in southwest Otoe County
- Topography is mostly rolling with some bottom land areas
- Outstanding habitat offering strong deer and turkey hunting

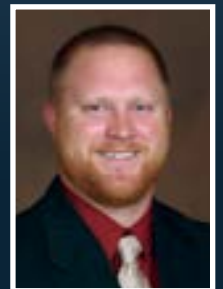
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# Property Information

**Location:** From Douglas, Nebraska, go three miles east on N Road to South 14th Road and go north on 14th Road two miles. (Farm is on the west side of the road.)

**Legal Description:** N1/2 NE1/4 Section 31-T8N-R10E, Otoe County, Nebraska (80+/- acres).

**Property Description:** Property is rolling with strong soils in the bottom areas. Has excellent hunting and is an easy drive from Palmyra and Lincoln areas. (Several wooded areas adds to appeal of this property!!) (89% tillable).

### Farm Data:

Cropland	69.32 acres
Timber	<u>8.49 acres</u>
Total	77.81 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	11.27 acres	36 bushels
Corn	32.02 acres	102 bushels
Soybeans	26.03 acres	33 bushels

**2020 Taxes:** \$3,629.02

**Minerals:** Owner will convey all owned mineral, wind, and water rights.

**Price:** \$5,250.00 per acre



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	14.4	17.93	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	31.4	39.03	3e
7870	Nodaway-Colo complex, occasionally flooded	24.5	30.4	2w
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	3.5	4.38	3e
7231	Judson silt loam, 2 to 6 percent slopes	6.7	8.26	2e
TOTALS		80.5	100%	2.79



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Property Location Map

