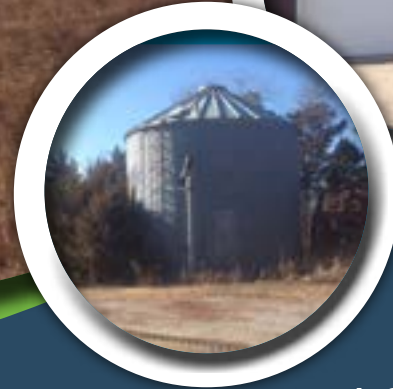
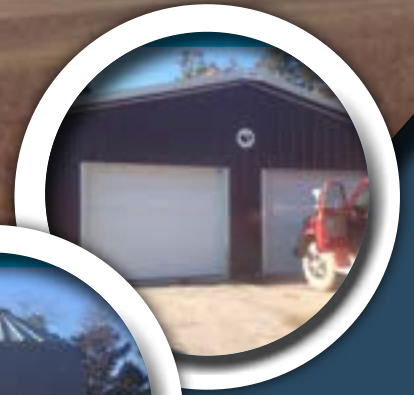


LAND FOR SALE

158.97+/- Acres • Otoe County, Nebraska
Offered at \$15,500.00 Per Acre

HIGHLIGHTS

- Outstanding location east of Lincoln, Nebraska on Highway 2!
- Good farm including older farmstead with several buildings.
- Mostly good soils with much conservation work completed.
- Property has one-half mile of Highway 2 frontage and Highway access!
- Many opportunities with this tract!



L-2300120

Property Location:

Property is located between Lincoln, Nebraska, and Palmyra, Nebraska, on Highway 2 (190th Road and Highway 2) on County Line in Otoe County.



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For additional information, please contact:

Jerry Wiebusch, Agent

Lincoln, Nebraska

Business: (402) 421-1933

Cell: (402) 430-8489

JWiebusch@FarmersNational.com

www.FarmersNational.com/JerryWiebusch



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Property Information

Legal Description: NW 1/4 (less tract sold to State of Nebraska) 158.97+/- acres, Section 31-T9N-R9E, Otoe County, Nebraska.

Property Description: Currently good, rolling row crop farm. Mostly terraced with tilled outlets. Offers many opportunities for investors! On Otoe County - Lancaster County Line.

Location...Location...Location!

Farm Data:

Cropland	145.10 acres
Pasture and Building Site	<u>13.93 acres</u>
Total	159.03 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	54.35 acres	99 bushels
Grain Sorghum	2.54 acres	122 bushels
Soybeans	44.89 acres	34 bushels

Improvements:

- Garage/utility building
- Machine shed (part concreted shop)
- Pole shed (open sided for cattle use)

2021 Taxes: \$8,097.84

Price:

\$15,500.00 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 Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	98.31	61.46	0	53	3e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	41.89	26.19	0	40	3e
7231	Judson silt loam, 2 to 6 percent slopes	18.69	11.68	0	78	2e
7750	Nodaway silt loam, occasionally flooded	1.06	0.66	0	94	2w
TOTALS		159.95(*)	100%	-	52.79	2.88



LAND FOR SALE

158.97+/- Acres • Otoe County, Nebraska

Property Location Map

