

LAND FOR SALE

124+/- Acres • Kearney County, Nebraska
Offered at \$1,550,000 | Sale Pending!

Highlights:

- Highly productive farm
- 117.84 total cropland acres
- Located by multiple grain markets



L-2300142

For additional information, please contact:

Chadd Jacobson, AFM/Agent

Holdrege, Nebraska

Business: (308) 995-2050 • Cell: (308) 991-4040

CJacobson@FarmersNational.com

www.FarmersNational.com/ChaddJacobson



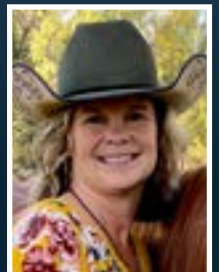
Alison Earley, Agent

Kearney, Nebraska

Business: (308) 293-0514

AEarley@FarmersNational.com

www.FarmersNational.com/AlisonEarley



Serving America's Landowners Since 1929

www.FarmersNational.com/ONeill



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

Property Information

Property Location: The property is located four miles north of Minden, Nebraska on the east side of the road between Q and R Roads on Highway 10.

Legal Description: 18 7 14 S1/2NW1/4 EX TRACTS & NE 1/4 SW1/4 & LOT 7 EX TR & LOTS 4 & 5 IN S1/2SW1/4 18-7-14 LIBERTY

Property Description: Highly productive Kearney County ground with 117.84 total cropland acres. Located by multiple grain markets including an ethanol plant, a seed corn production facility, and a cattle feedlot.

Equipment Information: 2022 Valley 7000 pivot; 50hp US Electric electric well motor. All plastic pipe goes with the farm.

Well Information: #G-016448 – 1100 GPM; 185' well depth; 61' static level; 73' pump level; 8" column diameter.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	85.13 acres	177 busehls
Soybeans	30.52 acres	54 bushels

2022 Taxes: \$7,121.78

Price: \$1,550,000

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
9063	Kenesaw silt loam, 0 to 1 percent slopes	67.41	54.28	0	74	2c
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	30.54	24.59	0	80	2c
2538	Coly silt loam, 6 to 11 percent slopes, eroded	13.08	10.53	0	58	4e
2533	Coly silt loam, 11 to 30 percent slopes	6.9	5.56	0	61	6e
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	4.7	3.78	0	71	2e

