

LAND FOR SALE

73.58+/- Acres • Otoe County, Nebraska
Offered at \$12,750.00 Per Acre



HIGHLIGHTS

- Dry land row crop farm with large lake!
- Well-maintained farm with mostly good soils!
- Outstanding location between Lincoln and Palmyra, Nebraska, on Highway 2 in Otoe County!
- Highway frontage and highway entrance!
- Many opportunities with this tract (see Agent)!

L-2300158

Property Location:

Property is located east of Lincoln, Nebraska, on Highway 2 between Lincoln and Palmyra. (One-half mile east of County Road 2 and Highway 2 on the north side of the highway.)



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For additional information, please contact:

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Property Information

Legal Description: W1/2 E1/2 SW1/4 and E1/2 E1/2 SW1/4 Less Hwy ROW (73.58+/- Acres) Section 29-T9N-R9E, Otoe County, Nebraska.

Property Description: Good farm with 87% Class II and III soils. Rolling with beautiful lake. Great place for cabin or country home! Possibly a small business, close to Lincoln. Recreational and location!

Farm Data:

Cropland	51.30 acres
Grass, Lake and Hayland	<u>23.19 acres</u>
Total	74.49 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	28.27 acres	154 bushels
Soybeans	28.69 acres	41 bushels
2022 Certified Acres: Corn 40.29 Grass 11.01		

2022 Taxes: \$3,239.02

Price:

\$12,750.00 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	24.87	32.04	0	53	3e
7870	Nodaway-Colo complex, occasionally flooded	20.82	26.82	0	92	2w
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	17.66	22.75	0	40	3e
7446	Morrill-Malmo, eroded, complex, 3 to 11 percent slopes	5.43	7.0	0	59	4e
7689	Wymore silty clay loam, 0 to 2 percent slopes	4.51	5.81	0	65	2s
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	4.32	5.57	0	57	4e
TOTALS		77.61(*)	100%	-	61.84	2.8



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