

# LAND FOR SALE

**78.5+/- Acres • Cass County, Nebraska**  
*Offered at \$29,500.00 Per Acre*

## HIGHLIGHTS

- Located in growing I-80 Exit #420 (commonly known as the Greenwood Exit).
- Outstanding development property, just north on Highway 63 off I-80 approximately one mile!
- Hard surface road and more!!
- Property sets up nicely with Highway frontage and one-half mile of Davey Road on its south.
- Currently being farmed.
- Excellent soils, nearly level to slightly rolling, well-managed with Class II and III soils, and high percentage tilled.
- A good one to add to your holdings!!



L-2300244

**ATTENTION INVESTORS AND FARMERS !!**

**Potential Development Property, Plus an Excellent Farm !!**



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**For additional information, please contact:**

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# Property Information

**Location:** One mile north of I-80 Exit #420 (Greenwood Interchange) on Highway 63. (Corner of Highway 63 and Davey Road.)

**Legal Description:** S1/2 SW1/4 EXC.HWY, (78.5+/- Acres), Cass County, Nebraska.

**Property Description:** Excellent farm with much potential in its future!! Many opportunities with this one...property has outstanding appeal! Call agent for more details.

## Farm Data:

Cropland 76.23 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	2.17 acres	55 bushels
Corn	34.75 acres	160 bushels
Soybeans	36.92 acres	49 bushels

**2022 Taxes:** \$4,903.04

**Price:** \$29,500.00 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
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	39.28	49.92	0	60	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	27.96	35.54	0	68	2e
7050	Kennebec silt loam, occasionally flooded	8.63	10.97	0	94	2w
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	2.81	3.57	0	61	2e
TOTALS		78.68(*)	100%	-	66.61	2.5



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Property Location Map

