

LAND FOR SALE

343+/- Acres • Knox County, Nebraska

Offered at \$1,250,000.00

Highlights:

- Fantastic deer and turkey hunting
- Ponca Creek, smaller creeks, nice pond
- Tremendous views
- Good access



L-2300263

For additional information, please contact:



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Property Information

Property Location: Two miles southwest of Verdel, Nebraska.

Distance to Verdel from:

- 10 miles west of Niobrara, Nebraska
- 21 miles northeast of Verdigris, Nebraska
- 53 miles southwest of Yankton, South Dakota
- 74 miles northwest of Norfolk, Nebraska

Legal Description: Part of the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$), Part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$), and Southeast Quarter (SE $\frac{1}{4}$) of Section 27, Township 33 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

Property Description: True sportsman's paradise consisting of rolling pasture and timber, plus Ponca Creek, spring-fed creeks, nice pond, and developed spring.

If you have been looking for the perfect outdoor property, come check this one out! Highly accessible property with rolling pasture acres, deep timbered

draws with hardwood and cedar trees present. Outstanding trails run throughout the property, ideal for 4-wheelers or side-by-side use. The pond is large, and offers opportunity for fishing. Over 31 acres of dryland farm ground adjoin Ponca Creek, perfect for income and food plots. Electricity runs onto the property, with several locations suitable for a cabin site. Tremendous views from many locations on the property! ***A true outdoorsman's property! Call today for a showing!***

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	3.00 acres	34 bushels
Oats	2.26 acres	53 bushels
Corn	4.70 acres	105 bushels
Soybeans	2.10 acres	29 bushels

2022 Taxes: \$5,059.90

Price: \$1,250,000.00



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	97.67	29.04	33	20	6e
8931	Simeon sand, 6 to 30 percent slopes, eroded	77.87	23.15	0	17	6s
6727	Thurman fine sandy loam, 2 to 11 percent slopes	49.33	14.67	0	35	4e
6300	Aowa silt loam, occasionally flooded	34.12	10.14	0	66	2w
2322	Inavale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	20.29	6.03	0	16	6w
3320	Sansarc silty clay, 9 to 35 percent slopes	15.89	4.72	0	13	7e
6726	Thurman fine sandy loam, 11 to 30 percent slopes	15.35	4.56	0	27	6e
6605	Bazile loam, 2 to 6 percent slopes	12.21	3.63	6	68	3e
6301	Aowa silt loam, channeled, frequently flooded	10.0	2.97	0	41	6w
3329	Verdel silty clay, 6 to 11 percent slopes	3.48	1.03	0	43	4e
7883	Onawa silty clay, rarely flooded	0.12	0.04	0	60	2w
3336	Verdigre loam, 6 to 11 percent slopes	0.03	0.01	0	50	4e
TOTALS		336.3 6(*)	100%	9.8	28.54	5.22



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