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LAND FOR SALE

73.6± Acres, Lancaster County, Nebraska

OFFERED AT
\$10,250.00
Per Acre

Highlights:

- Strong, well-managed row crop farm
- Highly tillable, mostly Class II and III Soils
- Located north of Waverly in good farming area

For additional information, please contact:

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Property Information

Location:

Waverly, Nebraska, Approximately four miles north on 141st Street out of Waverly on east side of Road. Or, one-half mile north of 141st and Branched Oak Road.

Legal Description:

Lot 14 In NE Section 28-T12N-R8E (73.6+/-Acres)
Lancaster County, Nebraska.

Property Description:

Strong, well-managed farm located just north of Waverly, Nebraska. The farm is high percent tillable, mostly Class II and III soils, with a rolling to nearly level topography. The property is close to Lincoln, is easy to farm, and has good appeal for possible country home site! A good one to add to your holdings!

Farm Data:

Cropland	70.96 acres
Non-crop	<u>2.46 acres</u>
Total	73.42 acres

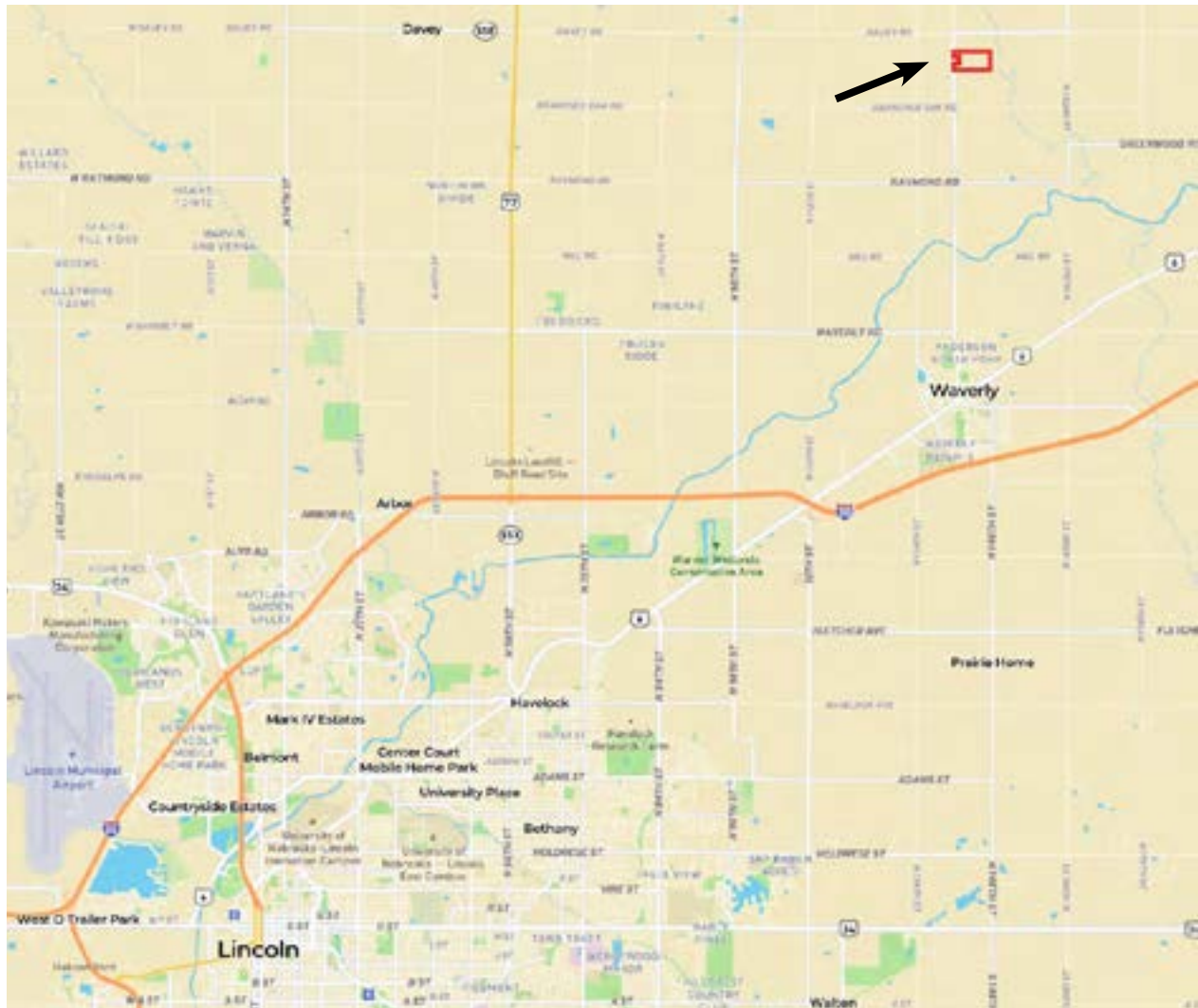
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	33.48 acres	158 bushels
Soybeans	37.39 acres	47 bushels

2022 Taxes: \$4,228.76

Price: \$10,250.00 per acre

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7207	Aksarben silty clay loam, 6 to 11 percent slopes	27.87	37.92	0	67	3e
7770	Colo silty clay loam, occasionally flooded	13.39	18.22	0	61	2w
4101	Littlesalt silty clay loam, 1 to 6 percent slopes	9.52	12.95	0	38	4s
7017	Salmo silty clay loam, occasionally flooded	7.3	9.93	0	28	4w
7750	Nodaway silt loam, occasionally flooded	6.21	8.45	0	94	2w
7091	Wabash silty clay, occasionally flooded	4.2	5.71	0	41	3w
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	2.84	3.86	0	74	4e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	2.18	2.97	0	68	2e
TOTALS		73.51()	100%	-	59.38	2.97

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.

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