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L-2300494

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LAND FOR SALE

1,176.49± Acres, Custer County, Nebraska

OFFERED AT
\$2,000,000

Highlights:

- Good hard grass
- Alfalfa ground for winter feed
- Excellent hunting opportunities

For additional information, please contact:

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Property Information

Directions to Property:

From Callaway, Nebraska, go eight miles on the Callaway Road to Road 429 then east one mile to the property. From Broken Bow, Nebraska, go 11 miles on the Callaway Road to Road 429 then east one mile to the property (79440 Road 429, Broken Bow, Nebraska).

Legal Description:

Sec. 21-16-22 SENE S1/2SWNE SE1/4 Lying N of R & Par in NESE 96.49 Acres Ryno Twp., Sec. 22-16-22 W1/2, NE1/4, N1/2SE, SWSE 600 A Ryno Twp., Sec. 15-16-22 E1/2W1/2, SE1/4 320 A Ryno Twp., Sec. 15-16-22 NE1/4 160 A Ryno Twp. Custer County, Nebraska.

Property Description:

Excellent working ranch with a house, quonset, barn and several other outbuildings. Good corrals for sorting and working cattle.

Farm Data:

Hayland	75.14 acres
Pasture	1,091.00 acres
Buildings	<u>10.00 acres</u>
Total	1,176.49 acres

FSA Information:

	Base	Yield
Wheat	19.94 acres	34 bushels
Oats	5.60 acres	40 bushels
Corn	21.24 acres	54 bushels

Taxes:

- \$12,279.60

Price:

- \$2,000,000



Aerial Map



Soils Map

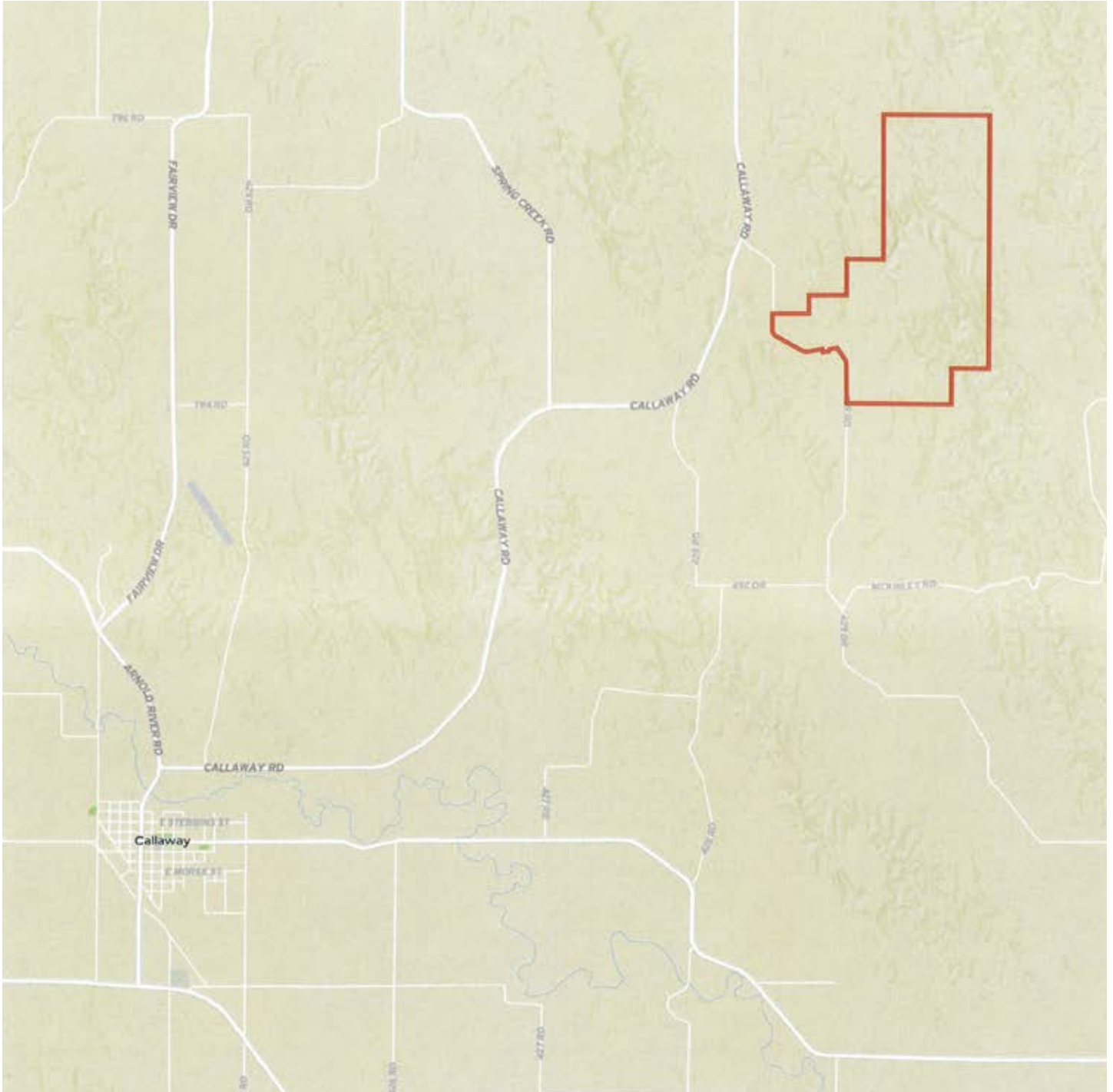


Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	476.89	42.31	0	24	7e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	301.08	26.71	0	49	6e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	172.33	15.29	0	53	6e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	46.81	4.15	0	64	3e
8870	Hord silt loam, 1 to 3 percent slopes	40.4	3.58	0	75	2e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	28.89	2.56	0	63	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	18.6	1.65	0	61	6e
8872	Hord silt loam, 3 to 6 percent slopes	16.7	1.48	0	61	3e
4138	Holdrege silt loam, 7 to 11 percent slopes	14.44	1.28	0	74	4e
3562	Hobbs silt loam, occasionally flooded, cool	8.06	0.72	0	74	2w
8841	Hall silt loam, 1 to 3 percent slopes	3.06	0.27	0	60	2e
TOTALS		1127.26(*)	100%	-	41.86	5.97

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.

Property Location



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