



Farmers
National
Company™

www.FarmersNational.com/Laurel

L-2400211



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

489.37± Acres, Knox County, Nebraska

OFFERED AT
\$2,202,165

Highlights:

- All pasture for cattle
- Beautiful area overlooking lake
- Amazing hunting!



For additional information, please contact:

Wendi Schutte, Broker
WSchutte@FarmersNational.com
Business: (402) 256-9320
Cell: (402) 518-0115

Property Information

Directions to Property:

Straight east out of Santee. Need four-wheeler or side-by-side to get to property.

Legal Description:

16 33 4 16-33-4 #2SWNW, SENW 17.50 Acres
17 33 4 17-33 4 #1 SENE,SE4 180.00 Acres
16 33 4 16-33-4 SW4, SE4 LYING S OF GOVERNMENT TAKE LINE 291.87 Acres

Property Description:

This ground is perfect for grazing cattle during the summer. During the fall and winter, it makes the most amazing hunting ground for deer and fowl, especially duck! Overlooks the Lewis and Clark Lake. TONS of cattails in the water make for perfect camouflauge for hunting!

Farm Data:

Timber/Pasture	489.37 acres
Total	489.37 acres

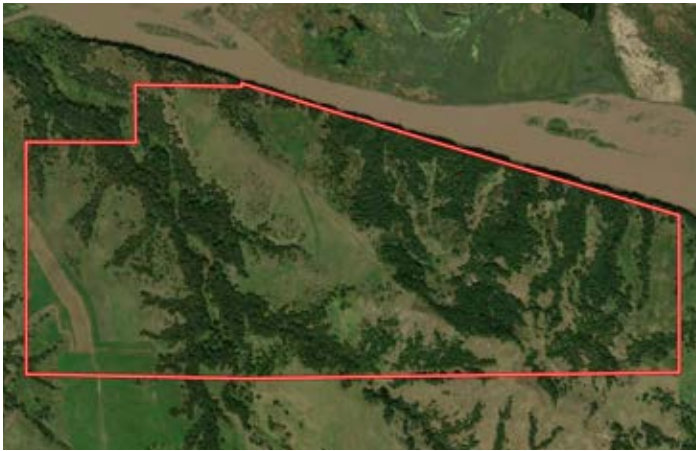
Taxes:

- \$8,669.56 (\$17.72 per acre)

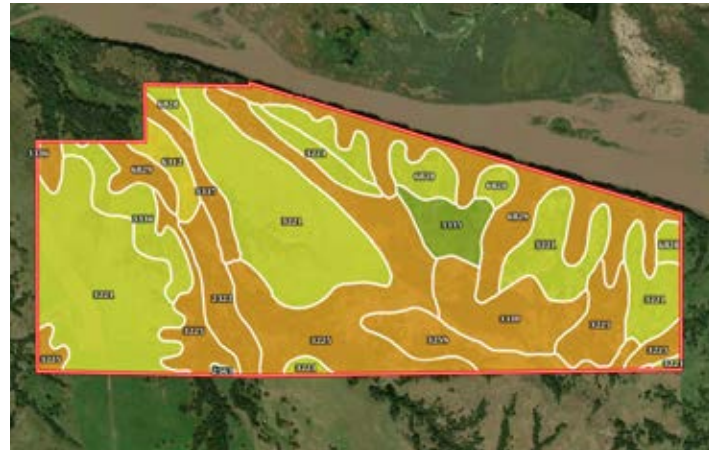


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



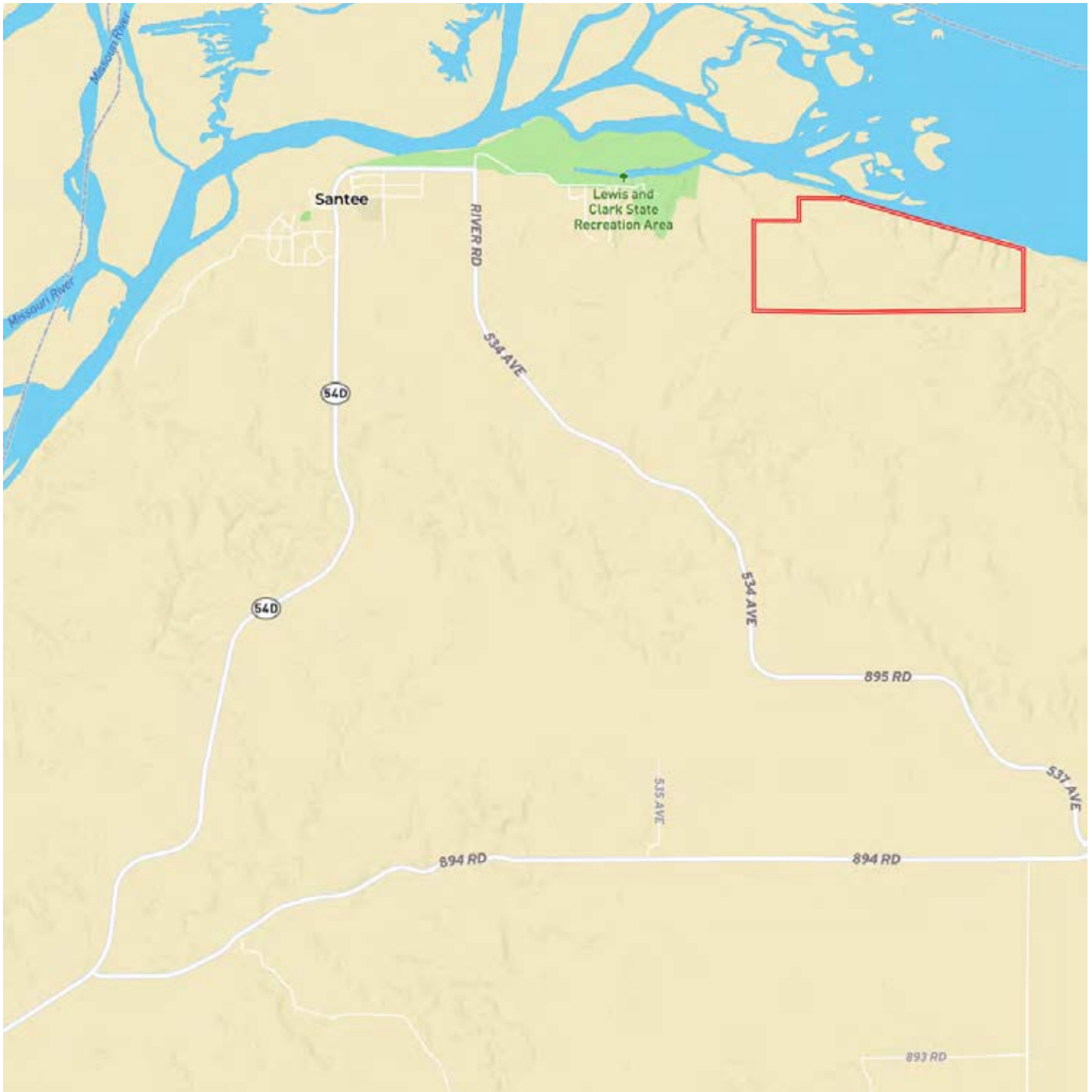
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3221	Labu silty clay, 6 to 11 percent slopes	169.17	35.93	0	22	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	103.1	21.9	33	25	6e
6829	Redstoe-Gavins complex, 11 to 30 percent slopes	61.08	12.97	0	28	6e
3330	Verdigre fine sandy loam, 11 to 30 percent slopes	27.34	5.81	0	34	6e
6828	Redstoe silt loam, 6 to 11 percent slopes	26.48	5.62	0	41	4e
3259	Meadin-Oneill complex, 2 to 30 percent slopes	19.77	4.2	0	33	6s
3336	Verdigre loam, 6 to 11 percent slopes	16.93	3.6	0	57	4e
2322	Inavale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	15.66	3.33	0	16	6w
3335	Verdigre loam, 2 to 6 percent slopes	12.85	2.73	0	59	3e
3337	Verdigre loam, 11 to 30 percent slopes	9.76	2.07	0	39	6e
6312	Barney loam, 0 to 2 percent slopes, frequently flooded	8.01	1.7	0	21	5w
2563	Eltree silt loam, 2 to 6 percent slopes	0.62	0.13	0	80	2e
TOTALS		470.77(*)	100%	7.23	28.14	4.99



Property Location



www.FarmersNational.com/Laurel

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock