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FOR MORE INFO!



# LAND FOR SALE

40± Acres, Howard County, Nebraska

OFFERED AT  
**\$250,000**

## Highlights:

- Very productive soils
- Excellent access
- Open tenancy for 2024 season



**For additional information, please contact:**

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# Property Information

## Directions to Property:

One quarter of a mile north of the intersection of 6th Avenue and Union Road, Howard County, Nebraska.

## Legal Description:

Northeast 1/4, Southeast 1/4, Section 3, Township 13 North, Range 12 West of the 6th P. M. Howard County, Nebraska.

## Property Description:

This 40-acre tract has 22.9 acres of gravity irrigated cropland, with water provided by Farwell Irrigation District. Four acres of dry cropland and the balance in grass/meadow/trees. The farm has potential for development with center pivot. Tenancy is open for 2024.

## FSA Information:

	Base	Yield
Corn	24.52 acres	153 bushels

## Farm Data:

Cropland	27.38 acres
Other	<u>11.91 acres</u>
Total	39.29 acres

## Taxes:

\$1,403.12



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	15.07	37.27	0	68	2e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	10.29	25.45	0	63	3e
2533	Coly silt loam, 11 to 30 percent slopes	6.89	17.04	0	55	6e
2668	Holdrege silt loam, 1 to 3 percent slopes	5.13	12.69	0	76	2e
4115	Holdrege variant silty clay loam, 7 to 11 percent slopes, severely eroded	3.04	7.52	0	51	4e
TOTALS		40.42(*)	100%	-	64.23	3.09



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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