



**Farmers
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L-2400266



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LAND FOR SALE

560± Acres, Custer County, Nebraska

LARGE PRICE
REDUCTION

\$1,650,000

Highlights:

- Backgrounding facility with several pens
- Excellent hard grass with two windmills and a submersible well
- Turn-key ranch

For additional information, please contact:

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Property Information

Directions to Property:

From Oconto, Nebraska, at the Highway 21 and Highway 40 junction, go 1.4 miles east to Road 434. Then, travel south 0.7 of a mile to the property.

Legal Description:

Sec. 16-13-21 NW 1/4 160 Acres Woodriver Twp., Sec. 17-13-21 NE 1/4 160 Acres Woodriver Twp., Sec. 8-13-21 SESE 40 Acres Woodriver Twp., Sec. 8-13-21 E1/2SW N1/2SE 200 Acres Woodriver Twp., Custer County, NE

Property Description:

Ranch is set up to background cattle with summer grazing and nice working facilities.

Improvements:

- One-story home with two bedrooms and one bathroom.
- Large metal shop with concrete floor, calving barn, horse barn and two-car, oversized garage.

Farm Data:

Cropland	80.00 acres
Pasture	465.00 acres
Corrals/Buildings	<u>15.00 acres</u>
Total	560.00 acres

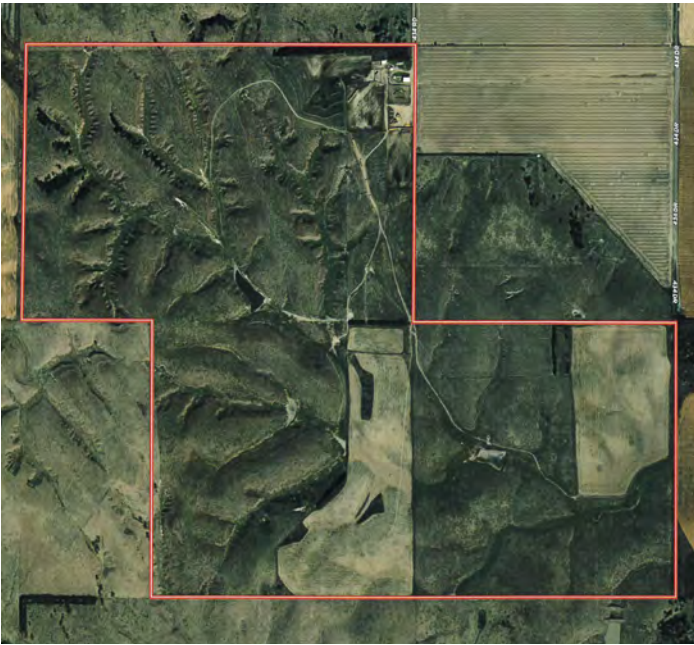
Taxes:

- \$5,233.88



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



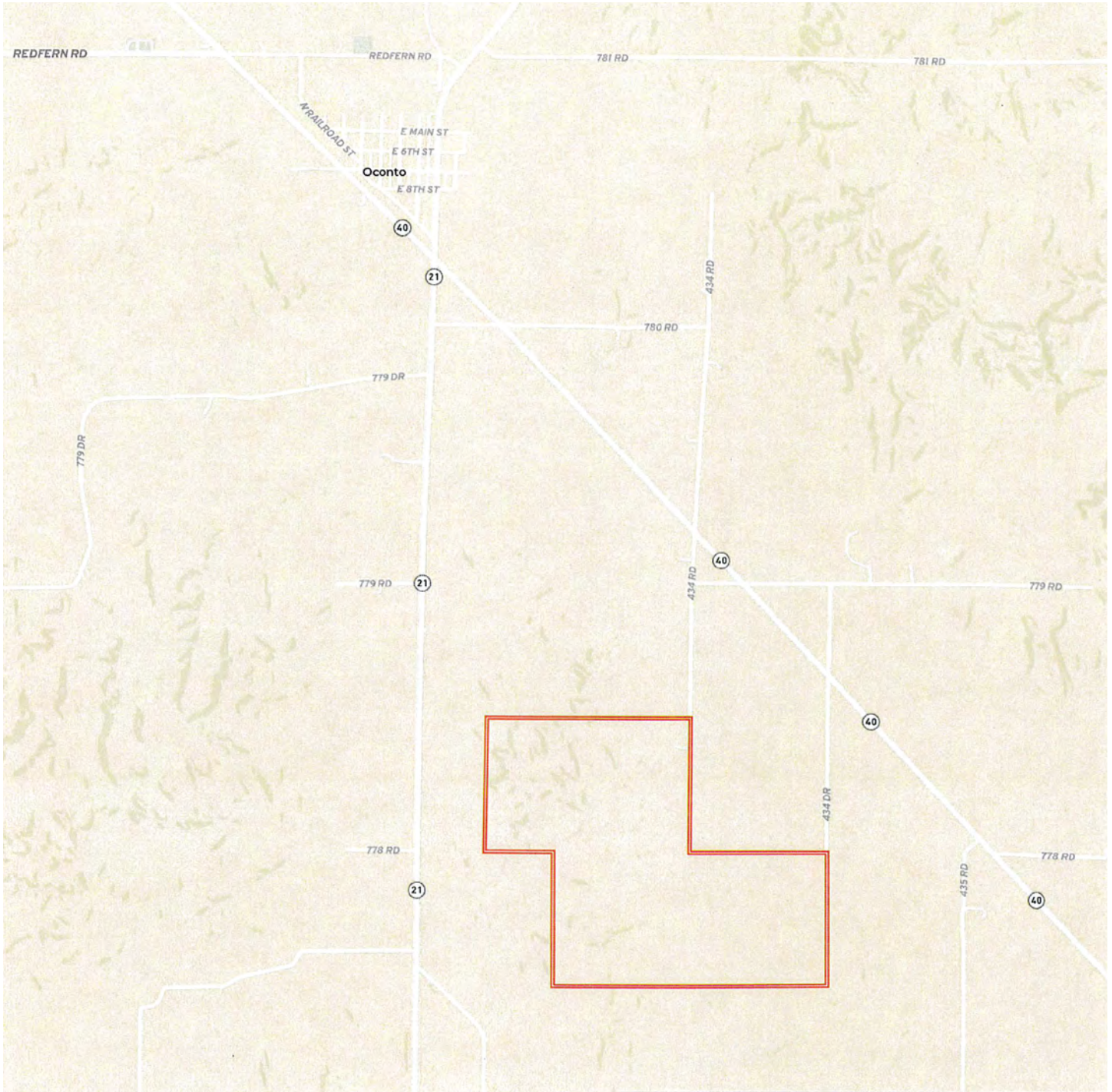
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2823	Uly silt loam, 11 to 17 percent slopes, eroded	201.2	36.56	0	61	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	180.0	32.71	0	49	6e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	147.8	26.86	0	53	6e
3562	Hobbs silt loam, occasionally flooded, cool	7.9	1.44	0	74	2w
8870	Hord silt loam, 1 to 3 percent slopes	7.84	1.42	0	75	2e
2670	Holdrege silt loam, 3 to 7 percent slopes	3.01	0.55	0	73	3e
4138	Holdrege silt loam, 7 to 11 percent slopes	2.53	0.46	0	72	4e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	0.06	0.01	0	58	4e
TOTALS		550.3 4(*)	100%	-	55.43	5.86



Property Location



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