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L-2400301



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LAND FOR SALE

160± Acres, Howard County, Nebraska

OFFERED AT
\$996,000

Highlights:

- Productive dryland and irrigated farm
- 39.9 irrigated acres
- Excellent access

For additional information, please contact:

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Property Information

Directions to Property: 1 mile south of Saint Libory, Nebraska, along U.S. Highway 281, then travel 3½ miles east on 3rd Avenue to the northwest corner of the property.

Legal Description: Northeast Quarter (NE¼) of Section 25, Township 13 North, Range 9 West of the 6th P.M., Howard County, Nebraska.

Property Description: Nice laying, highly accessible Howard County farm located just 3 miles east of St. Libory along 3rd Avenue. This farm offers 39.9 acres of gravity irrigated farmland with water provided by an irrigation well on the property. The balance of the acres consist of productive dryland farmground. This farm offers an excellent opportunity to the producer wanting to expand their operation, or the investor wishing to purchase a quality farm. **Call the agents today!**

Central Platte NRD: 39.9 certified irrigated acres

Irrigation Equipment: Irrigation well and pump.

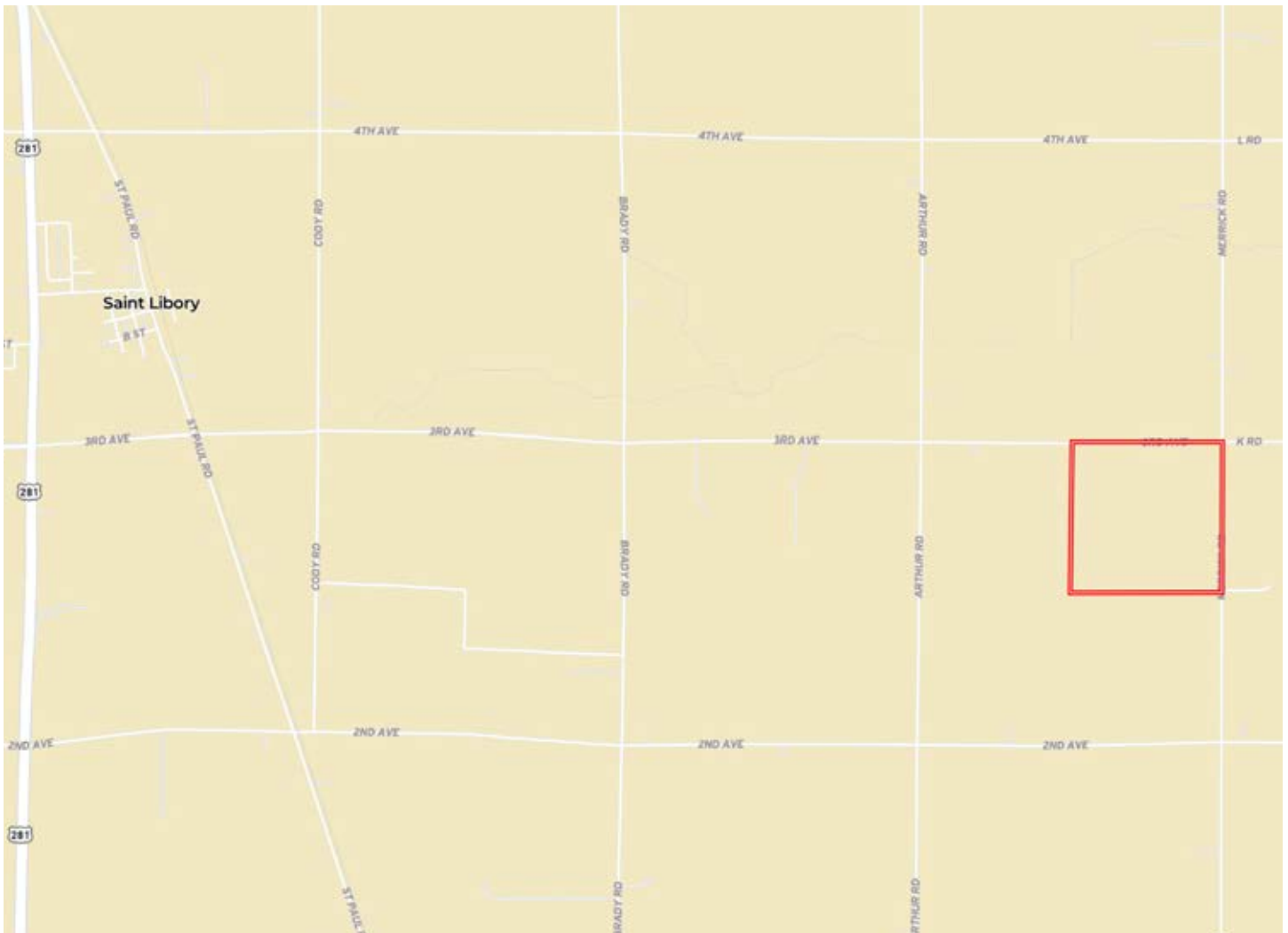
Well Information: #G-055373 – 600 GPM; 45’ Well Depth; 12’ Static Level; 40’ Pump Level; 6” Column Diameter; Drilled in 1975

Farm Data:

	Base	PLC Yield
Corn	115.65 acres	130
Soybeans	38.55 acres	38

Taxes: \$3,629.26

Location Map



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

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8461	Gayville variant silt loam, rarely flooded	66.92	41.46	0	41	4s
9063	Kenesaw silt loam, 0 to 1 percent slopes	37.56	23.27	0	73	2c
8557	Silver Creek-Slickspots complex, rarely flooded	27.23	16.87	0	33	3w
6529	Janude sandy loam, very rarely flooded	13.85	8.58	0	57	2c
8869	Hord silt loam, 0 to 1 percent slopes	8.63	5.35	0	75	2c
6532	Loretto complex, 0 to 6 percent slopes	7.24	4.49	0	61	2e
TOTALS		161.4 3(*)	100%	-	51.19	3.0





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