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L-2400327



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# LAND FOR SALE

1,990.11± Acres, Custer and Valley County, Nebraska

OFFERED AT  
**\$3,750,000**

## Highlights:

- Excellent hunting property
- Income potential from irrigated and dryland crop ground
- Beautiful cabin with great views

For additional information, please contact:

James Eberle, Agent | (308) 870-1785

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# Property Information

**Directions to Property:** From Sargent, Nebraska go east 3 1/2 miles on the Sargent-Ord Road to Road 816. Continue east 3 1/2 miles to Alps Road then north 4 1/2 miles to the property.

**Legal Description:**

Sec 12-20-17 SW 1/4, W 1/2 SE 240 A Corner Twp., Custer County, Nebraska.

Sec 13-20-17 NE 1/4, E 1/2 NW, N 1/2 SE 318.26 Acres Corner Twp Custer County, Nebraska

Sec 11-20-17 NE 1/4 & S 1/2 E of RD 332.67 A Corner Twp, Custer County, Nebraska

Eureka Twp/6 W 1/2; SE 1/4 18-20-16 479.6 AC Valley County, Nebraska

Eureka Twp/6 W 1/2; W 1/2 NE 1/4 7-20-16 379.58 AC Valley County, Nebraska

Eureka Twp/6 E 1/2 NW 1/4; NE 1/4 19-20-16 240 AC Valley County, Nebraska

**Property Description:** Prime recreational property with income producing irrigated and dryland farm ground along with some native hay land. Has a beautiful cabin with great views from the wrap around deck. Log cabin has six bedrooms, four full bathrooms, beautiful great room with wood burning fireplace, master bedroom has propane fireplace with master bath having a jacuzzi tub and walk-in shower. Family room has a nice bar area. Three upper level patio doors to the deck and a walk-out basement. Oversized two car garage that is fully insulated and heated with a game processing area that has a sink, work space and half bath. This property has all kinds of wildlife, deer, turkey, pheasant, quail, bobcat and coyotes. Largely tree covered terrain for excellent hunting.



**Improvements:** Irrigation well G-110808. 8 in. well with 108 certified acres, two six tower Valley pivots and diesel power unit.

**Buildings:**

Cabin (100% rustic log) - Built in 2011, good condition, beautiful views from deck

Detached Garage - Built in 2011, good condition, oversized two car with work area

Machine shop - Built in 2011, good condition

**Farm Data:**

Cropland	448.55 acres
Hayland/Recreation	1,541.56 acres
Total	1,990.11 acres

**FSA Information:**

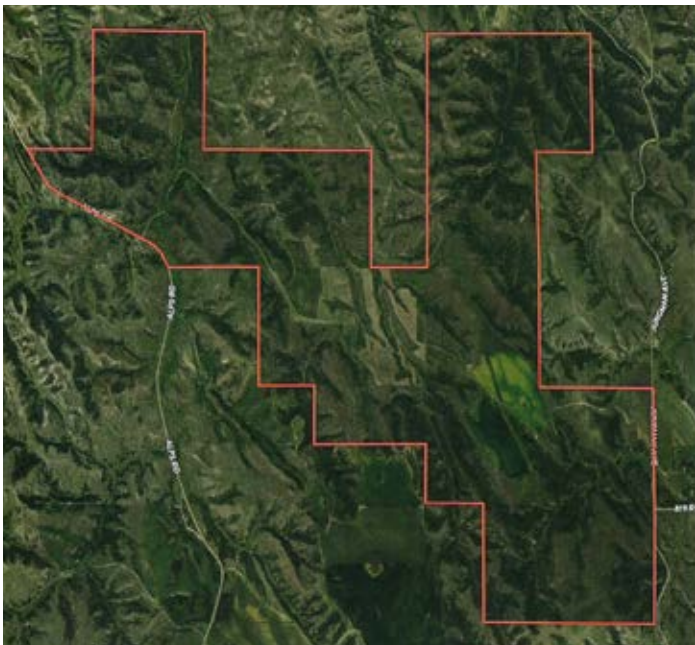
	Base	Yield
Wheat	12.0 acres	33 bushels
Oats	5.1 acres	36 bushels
Barley	1.6 acres	36 bushels
Corn	231.5 acres	133 bushels

**Taxes:** \$31,623.36

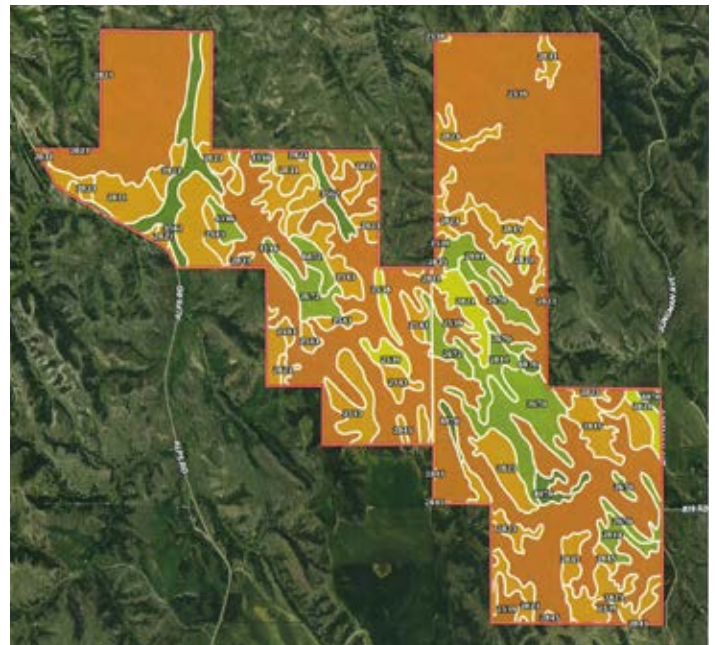


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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



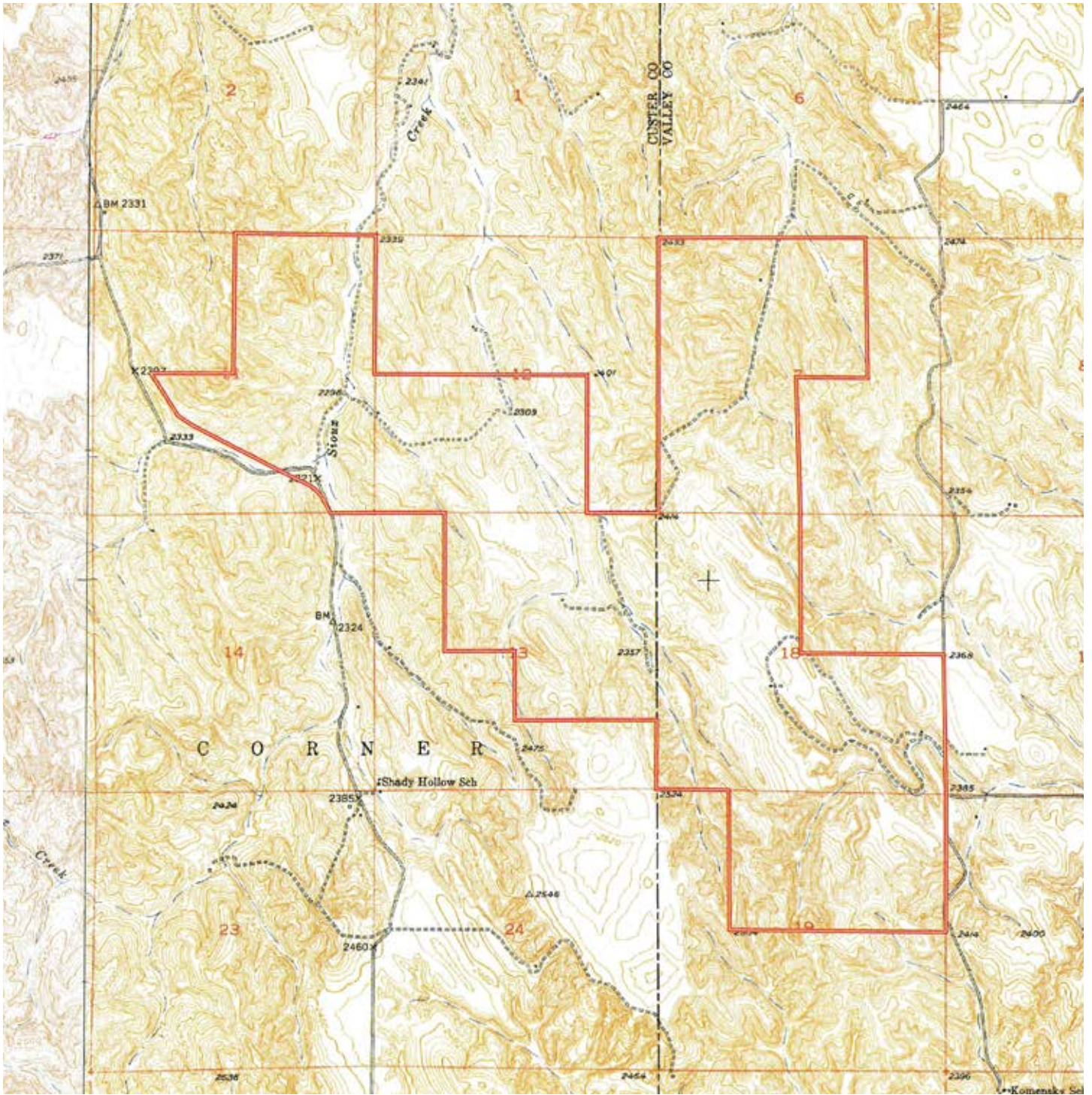
**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	1094.53	56.28	0	24	7e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	190.04	9.77	0	61	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	127.31	6.55	0	49	6e
2670	Holdrege silt loam, 3 to 7 percent slopes	100.54	5.17	0	73	3e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	91.12	4.69	0	53	6e
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	79.24	4.07	0	58	6e
3562	Hobbs silt loam, occasionally flooded, cool	58.98	3.03	0	74	2w
2844	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	55.52	2.85	0	63	3e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	40.37	2.08	0	63	3e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	38.83	2.0	0	63	4e
8870	Hord silt loam, 1 to 3 percent slopes	22.39	1.15	0	75	2e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	17.69	0.91	0	62	3e
8872	Hord silt loam, 3 to 6 percent slopes	11.78	0.61	0	62	3e
4138	Holdrege silt loam, 7 to 11 percent slopes	9.64	0.5	0	72	4e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	6.5	0.33	0	58	4e
2668	Holdrege silt loam, 1 to 3 percent slopes	0.22	0.01	0	74	2e
TOTALS		1944.7(*)	100%	-	40.27	5.99



# Property Location



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