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# LAND FOR SALE

158.8± Acres, Boyd County, Nebraska

OFFERED AT  
\$428,760 or  
\$2,700 per acre

## Highlights:

- Pasture/hayland combination
- Deer/elk hunting
- Great access
- Rural water



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436  
DHickey@FarmersNational.com



Bryan Hoefler, Agent | (402) 340-4685  
BHoefler@FarmersNational.com

# Property Information

**Directions to Property:** From Spencer, Nebraska, travel north 5 miles on Highway 281, turn east 3.5 miles on 905th Road (Gross Road), then turn north 1 mile on 494th Avenue, east 1 mile on 906th Road, and then north on Quebec Road for 2.25 miles to the southeast corner of the property.

From Gross, Nebraska, travel 0.5 miles west on 905th Road (Gross Road), then north 1 mile on 496th Avenue, west 1.5 miles on 906th Road, and then north 2.25 miles on Quebec Road to the southeast corner of the property.

**Legal Description:** Lots 1 & 2; and the North Half of the Southwest Quarter (N½SW¼) of Section 21, Township 35 North, Range 11 West of the 6th P.M., Boyd County, Nebraska.

**Taxes:** \$2,355.24

**Property Description:** Pasture / hayland combination with deer hunting! Nice location just northwest of tiny Gross, Nebraska, and minutes south of Fort Randall Dam. Good hardgrass pasture with rural water to the property. Nearly 40 acres of cropland that has been in hay for years. Small dam located in the pasture acres. Great deer hunting with elk known to frequent the area! **Call the agents today!**

**FSA Information (Farm 2821):**

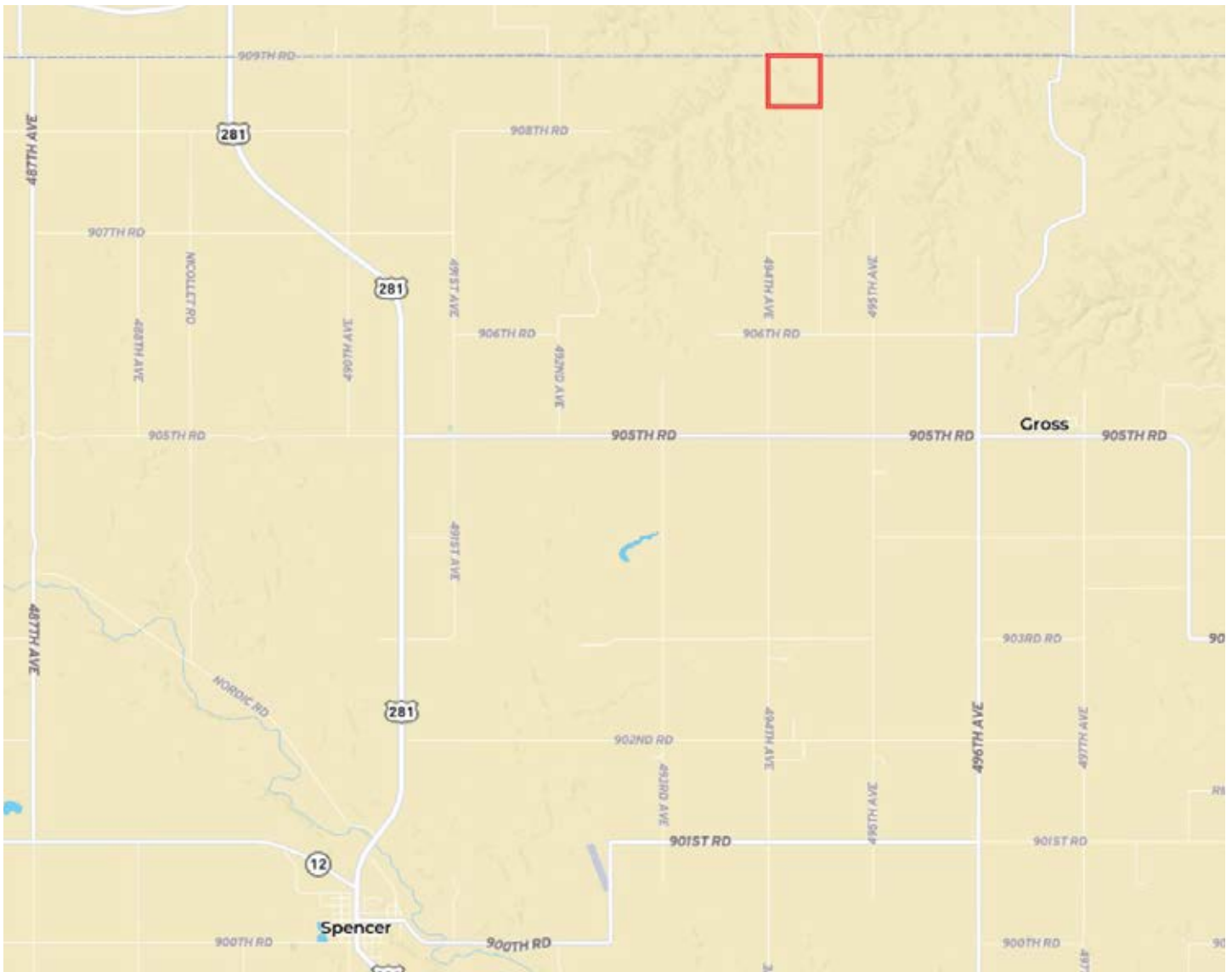
**Tract 2171:**

	Base	PLC Yield
Corn	5.7 acres	67 bushels
Soybeans	2.7 acres	25 bushels

**Tract 2282:**

	Base	PLC Yield
Corn	6.2 acres	67 bushels
Soybeans	3.0 acres	25 bushels

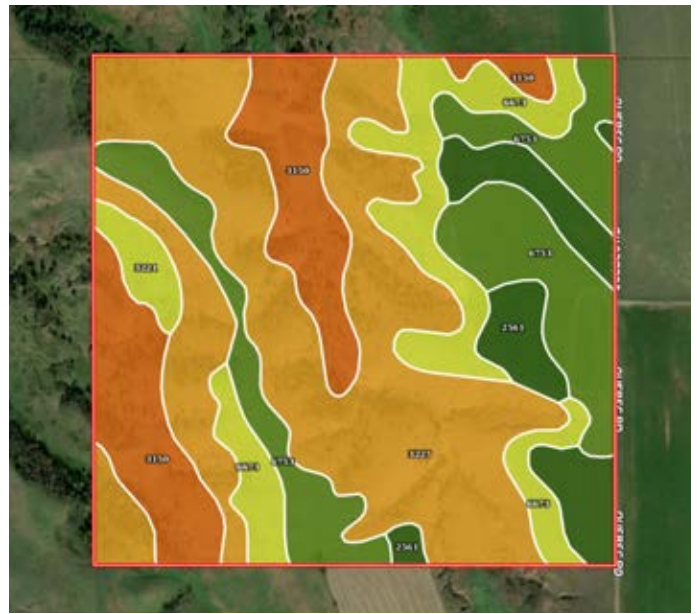
## Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	65.83	41.25	33	25	6e
6753	Nora silt loam, 2 to 6 percent slopes	29.47	18.46	0	61	2e
3150	Bristow silty clay, 20 to 40 percent slopes	26.56	16.64	0	6	7s
6673	Crofton silt loam, 11 to 17 percent slopes, eroded	20.05	12.56	0	49	4e
2561	Eltree silt loam, 0 to 2 percent slopes	14.38	9.01	0	81	1
3221	Labu silty clay, 6 to 11 percent slopes	3.29	2.06	0	22	4e
TOTALS		159.5 8(*)	100%	13.61	36.48	4.68



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.



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