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L-2400410



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# LAND FOR SALE

138.65± Acres, Loup County, Nebraska

OFFERED AT  
**\$850,000**

## Highlights:

- Several locations to build with three access points from Highway 91
- Old gravel pits for fishing and water fowl
- Over three quarter mile of river frontage

For additional information, please contact:

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# Property Information

**Directions to Property:** Eight miles west of Taylor, Nebraska on Highway 91.

**Legal Description:** E 1/2 SW 1/4 - SE 1/4 N & E of Hwy Row Sec. 3-21-19 60 Acres, ots 8-9 - SW 1/4 SW 1/4 N & E of Hwy Row Sec. 2-21-19 78.64 Acres

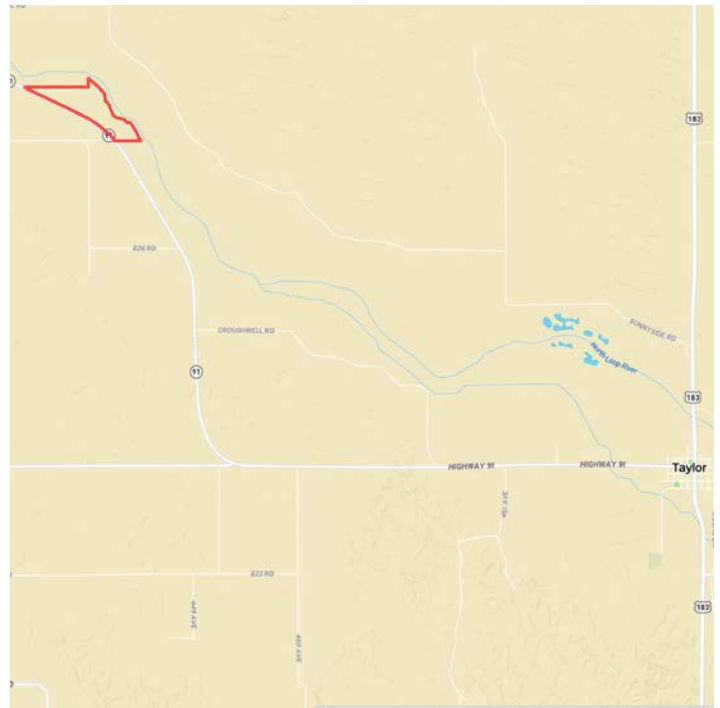
**Property Description:** This beautiful Sandhills property has amazing potential for building sites with three locations of access points off Highway 91, located eight miles west of Taylor, Nebraska. Great hunting and fishing opportunities with abandoned gravel pits and .83+/- mile of North Loup River frontage. There is also income potential from the hay meadows on the bottom ground. Great protection from the many trees and tree belts.

### Farm Data:

Hayland	138.64 acres
Total	138.64 acres

**Taxes:** \$753.96

# Location Map

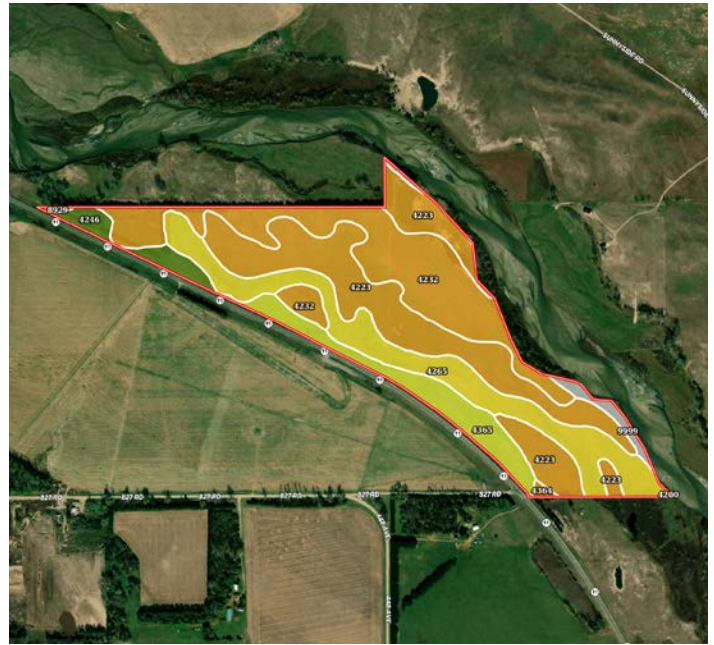


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4223	Bolent loamy fine sand, occasionally flooded	46.61	34.82	1	20	6w
4232	Calamus loamy fine sand, rarely flooded	36.19	27.04	0	30	6e
4265	Loup fine sandy loam, occasionally flooded	28.76	21.49	0	28	5w
4365	lpage loamy fine sand, terrace, 0 to 3 percent slopes	13.61	10.17	0	28	4e
4246	Ord very fine sandy loam, rarely flooded	5.22	3.9	0	47	2w
9999	Water	2.67	1.99	0	-	-
4364	lpage fine sand, terrace, 0 to 3 percent slopes	0.48	0.36	0	25	6e
8929	Simeon sand, 0 to 3 percent slopes	0.27	0.2	0	25	6s
4200	Almeria fine sandy loam, channeled, frequently flooded, 0 to 2 percent slopes	0.05	0.04	0	5	6w
TOTALS		133.8 6(*)	100%	0.35	25.91	5.41



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