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L-2400421

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# LAND FOR SALE

151.41± Acres, Pawnee County, Nebraska

OFFERED AT  
**\$1,181,000**

## Highlights:

- Located close to competitive grain markets
- Terraces and waterways installed
- High quality farm with excellent soils



For additional information, please contact:

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# Property Information

**Directions to Properties:** The southwest corner of the farm is at Highway 99 and 702 Road. This is just north of Summerfield, Kansas across the state line.

**Legal Descriptions:** SW 1/4 Except Tract and Except Highway 151.41 acres +/- Section 31-R1N-T10E

**Property Descriptions:** Good Rolling Row Crop Farm. Established Terraces and Waterways. 87% Class II and III Soils. Excellent Wildlife traffic crosses this tract.

**Improvements:** Pole building and grain bin

## Farm Data:

Cropland	116.11 acres
Pasture	27.48 acres
Non-crop	7.82 acres
Total	151.41 acres

## FSA Information:

	Base	Yield
Wheat	22.65 acres	37 bushels
Corn	43.56 acres	108 bushels
Soybeans	49.79 acres	33 bushels

**Taxes:** \$4,040.42

### Location Map



### Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	50.64	33.67	0	44	3e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	44.49	29.58	0	61	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	37.59	24.99	0	64	2e
7585	Shelby clay loam, 7 to 12 percent slopes	7.05	4.69	0	65	4e
7352	Malmo clay loam, 3 to 11 percent slopes, eroded	5.97	3.97	0	45	3e
7050	Kennebec silt loam, occasionally flooded	4.66	3.1	0	94	2w
TOTALS		150.4(*)	100%	-	56.59	2.77



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