

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

Tract 1: 3.43± Acres, Cass County, Nebraska  
Tract 2: 155± Acres, Cass County, Nebraska

OFFERED AT  
Tract 1: \$300,000  
Tract 2: \$10,500  
per acre

## Highlights:

- Selling in two tracts; located on Highway 34 and close to grain markets
- Tract 1 offers a beautiful home and many outbuildings
- Tract 2 offers an outstanding row crop farm in a good agricultural area



For additional information, please contact:  
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# Property Information

## Directions to Property:

West of Nehawka on the corner of Highway 34 and 84th Street. Property is on the north side of the highway. The acreage Address is: 8016 O Street in Cass County, Nebraska (selling in two tracts).

## Property Description:

An excellent, clean, and well-maintained property. The residence has many recent updates. Everything has been well-cared-for and would make an excellent addition to anyone's holdings. A good opportunity with this one!

## Legal Descriptions:

- **Tract 1 (Acreage):** Lot 13 in SW1/4 Section 23-T10N-R12E (3.43+/- acres) Cass County, Nebraska
- **Tract 2 (Farmland):** SW1/4 Excl State of Nebraska ROW and Lot 13 Section 23-T10N-R12E (155+/- acres) Cass County, Nebraska

## Improvements:

Residence, barn, machine shed/shop, and many other buildings. Residence is on rural water and has had several improvements.

## FSA Information:

### • Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	54.14 acres	132 bushels
Soybeans	54.16 acres	41 bushels

### Farm Data:

#### • Tract 1:

Buildings	3.43 acres
Total	3.43 acres

#### • Tract 2:

Cropland	148.46 acres
Non-crop	6.54 acres
Total	155.00 acres

## Additional Comments:

Both tracts have high appeal and offer many opportunities. Must see!

## Taxes:

- **Tracts 1 and 2:** \$12,035.16

**Tract 1**



**Tract 1**



**Tract 2**



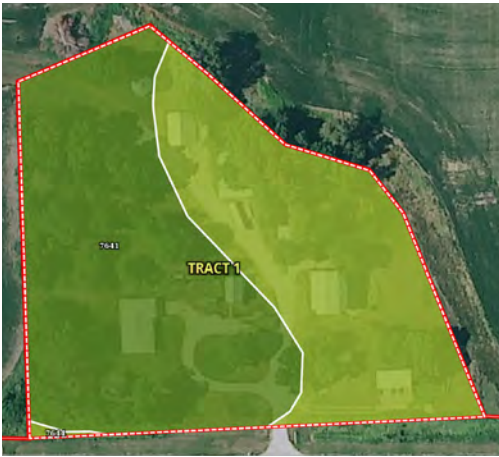
**Tract 2**



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.



## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	1.93	56.1	0	59	2e
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	1.51	43.9	0	58	3e
TOTALS		3.44(* )	100%	-	58.56	2.44

## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	65.64	42.3	0	58	3e
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	62.5	40.28	0	59	2e
7645	Yutan silty clay loam, 11 to 17 percent slopes, eroded	21.52	13.87	0	53	4e
7867	Nodaway silt loam, channeled, frequently flooded	2.81	1.81	0	52	6w
7231	Judson silt loam, 2 to 6 percent slopes	2.68	1.73	0	78	2e
TOTALS		155.15(* )	100%	-	57.94	2.77



# Property Location

