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LAND FOR SALE

320± Acres, Nance County, Nebraska

**Tract 1: \$7,000
per acre**

**Tract 2: \$6,500
per acre**

Highlights:

- **Productive soil types**
- **One mile off of Highway 14**
- **Great access**

For additional information, please contact:

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Property Information

Directions to Property:

Travel one mile west of Highway 14 on 490th Road. North of Fullerton, Nebraska.

Legal Description:

- **Tract 1:** NE 1/4 Section 21 T 17 N, R 6 W
- **Tract 2:** NW 1/4 Section 21, T 17 N, R 6 W of the 6th P.M. Nance County, Nebraska

Property Description:

This productive farmland and grass will be offered in two individual tracts or as a combination. Good access on gravel roads. Located one mile west of Highway 14, and north of Fullerton. Close to grain markets. A great addition to any operation.

FSA Information:

- **Tracts 1 & 2:**

	Base	Yield
Corn	103.61 acres	125 bushels
Grain Sorghum	46.68 acres	69 bushels
Wheat	18.95 acres	32 bushels

To be reconstituted by FSA after sale.

Farm Data:

• Tract 1:	
Cropland	131.18 acres
Pasture	24.01 acres
Non-crop	1.05 acres
Road	3.76 acres
Total	160.00 acres
• Tract 2:	
Cropland	132.41 acres
Pasture	25.51 acres
Road	2.08 acres
Total	160.00 acres

Taxes:

- **Tract 1:** \$7,083.62
- **Tract 2:** \$7,154.12

Improvements:

- **Tract 2:** Grain bin and windmill

Additional Comments:

Both tracts are currently under one farm number. They will be reconstituted by FSA if purchased separately.

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 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6628	Belfore silty clay loam, 0 to 2 percent slopes	66.76	41.72	0	81	1
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	40.29	25.18	0	53	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	26.18	16.36	0	37	6e
6821	Moody-Nora silt loams, 3 to 6 percent slopes, eroded	15.13	9.45	0	64	2e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	11.67	7.29	50	60	4e
TOTALS		160.03(*)	100%	3.65	63.61	2.63

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	68.95	41.49	0	37	6e
6628	Belfore silty clay loam, 0 to 2 percent slopes	45.66	27.47	0	81	1
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	28.04	16.87	0	53	3e
6816	Loretto-Thurman complex, 3 to 6 percent slopes	11.81	7.11	0	60	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	7.34	4.42	0	67	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	3.73	2.24	0	75	3e
6704	Thurman loamy fine sand, 2 to 6 percent slopes, eroded	0.53	0.32	0	36	4e
6772	Nora-Ortello complex, 6 to 11 percent slopes, eroded	0.07	0.04	0	54	3e
4790	Valentine fine sand, 3 to 17 percent slopes, eroded	0.06	0.04	0	20	6e
TOTALS		166.19(*)	100%	-	55.6	3.74

[illegible]

A wide landscape view of a grassy field with a small pond and trees in the distance under a clear blue sky. The foreground is dominated by a field of tall, dry grass and green weeds. In the middle ground, a small pond is visible, surrounded by several large, leafy trees. The background shows a flat expanse of green fields stretching to a distant horizon under a clear, light blue sky.

A wide river flows through a grassy landscape. The foreground is filled with tall, dry grass and some small purple flowers. Several large, green trees are scattered along the riverbank. In the background, a line of trees marks the horizon under a clear blue sky.