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LAND FOR SALE

160± Acres, Pierce County, Nebraska

OFFERED AT
\$2,080,000

Highlights:

- Very good producing, dryland farm
- Gently sloped with good drainage
- Located in a very productive and competitive area



For additional information, please contact:
Steve MacGregor, Agent/Farm Manager
(402) 841-1917
SMacGregor@FarmersNational.com

Property Information

Directions to Property: Highway 20 turn north on NE 70A Spur to McLean, Nebraska. Take 553 Avenue north to 868 Road. Travel one-half mile and the farm will be on the south side of 868.

Legal Description: NE1/4 of 17-28-1W

Property Description: The NE1/4 of 17-28-1 has highly productive soils and an excellent yield history. This property drains nicely and is located in a highly competitive area with feed yards and grain terminals very close by.

Farm Data:

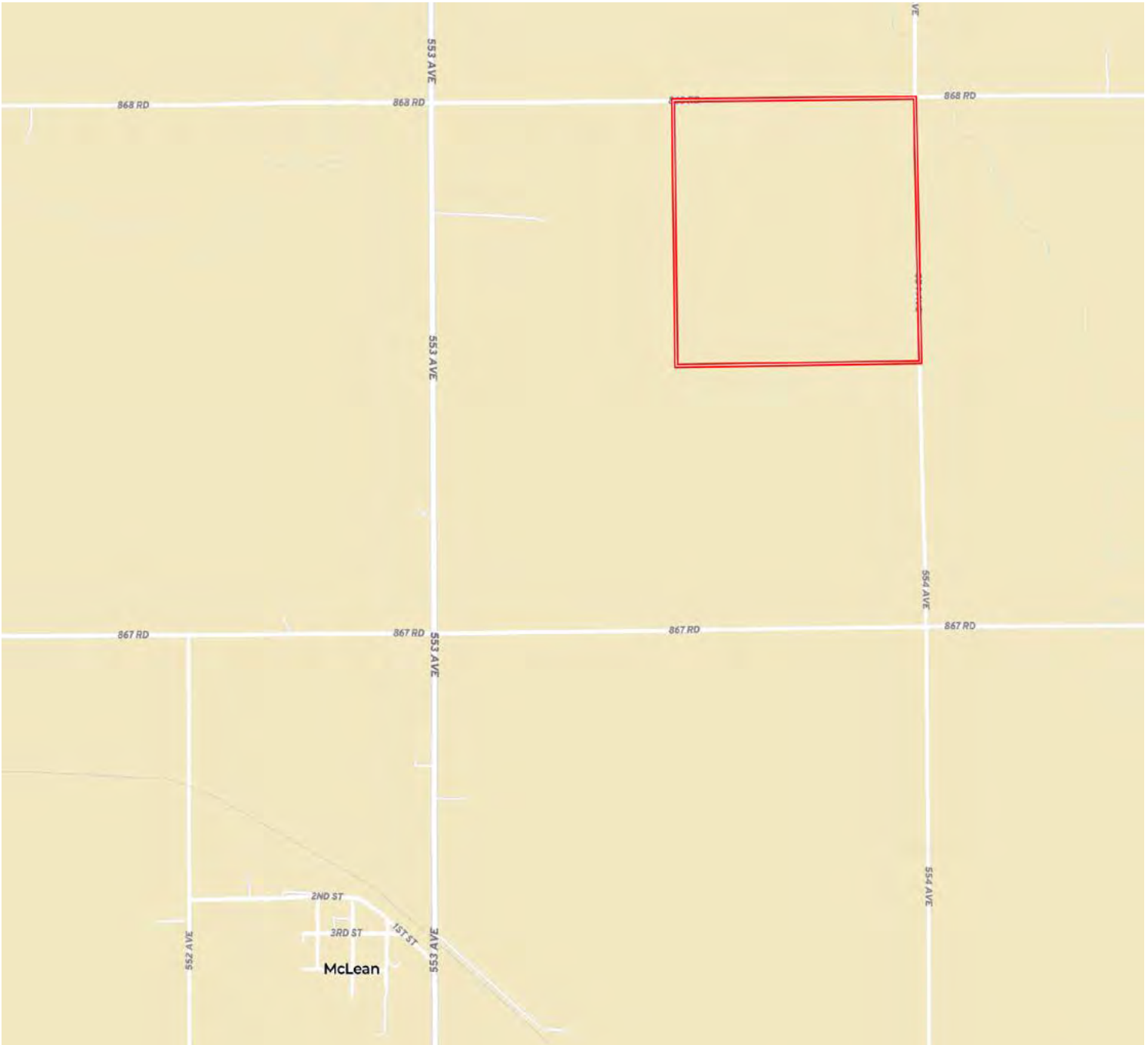
Cropland	146.59 acres
Non-crop	<u>9.25 acres</u>
Total	155.84 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	129.6 acres	141 bushels
Soybeans	16.58 acres	42 bushes

Taxes: \$5,939.40

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
6811	Moody silty clay loam, 2 to 6 percent slopes	43.65	27.59	67	75	2e
6753	Nora silt loam, 2 to 6 percent slopes	31.57	19.96	52	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	28.9	18.27	0	75	3e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	26.08	16.49	47	65	4e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	12.13	7.67	45	48	4e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	7.45	4.71	51	67	3e
8882	Hord-Hobbs silt loams, 0 to 6 percent slopes	4.42	2.79	0	71	2e
6329	Lawet loam, occasionally flooded	4.01	2.53	0	66	4w
TOTALS		158.2 1(*)	100%	42.46	70.77	2.76



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