

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

388.15 ± Acres

Otoe County, Nebraska

OFFERED AT
\$8,000 Per Acre

Highlights:

- Very appealing property and excellent crops in strong ag area
- Location Delux - One mile to hard surface Highway 2
- A very diversified investment for many
- A GOOD one to add to your holdings!

For additional information, please contact:

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Property Information

Property Location:

Dunbar, Nebraska - corner on Highway 2 between Syracuse and Nebraskas City. From intersection of Highway 2 and 46th Road, go one mile north to the farm. (Address is 46th Road and H Road.)

Property Description:

Excellent dryland row crop farm! 85% Class II and III soils. Terraced with grass waterways and some tile outlets. Well managed with strong fertility program in place. Offers excellent habitat for wildlife. Two nice lakes, many wooded areas, offer much appeal for hunters and recreation lovers. Many great building sites for your country home or cabin. Great location and less than one hour to Omaha or Lincoln. Many opportunities with this one!

Legal Descriptions:

S1/2 NW1/4 Less Pt Tract 1-AB (73.73+/- Acres)
AND E1/2 SE1/4 (80+/- Acres) AND SW1/4 &
W1/2 SE1/4 Less Pt Tract 1-AB (234.42+/- Acres)
Section 1-T8N-R12E Otoe County - Nebraska
Total Acres: 388.15+/-

Improvements:

Two grain bins with limited storage.

FSA Information:

	Base	Yield
Corn	136.51 acres	134 bushels
Soybeans	136.29 acres	43 bushels

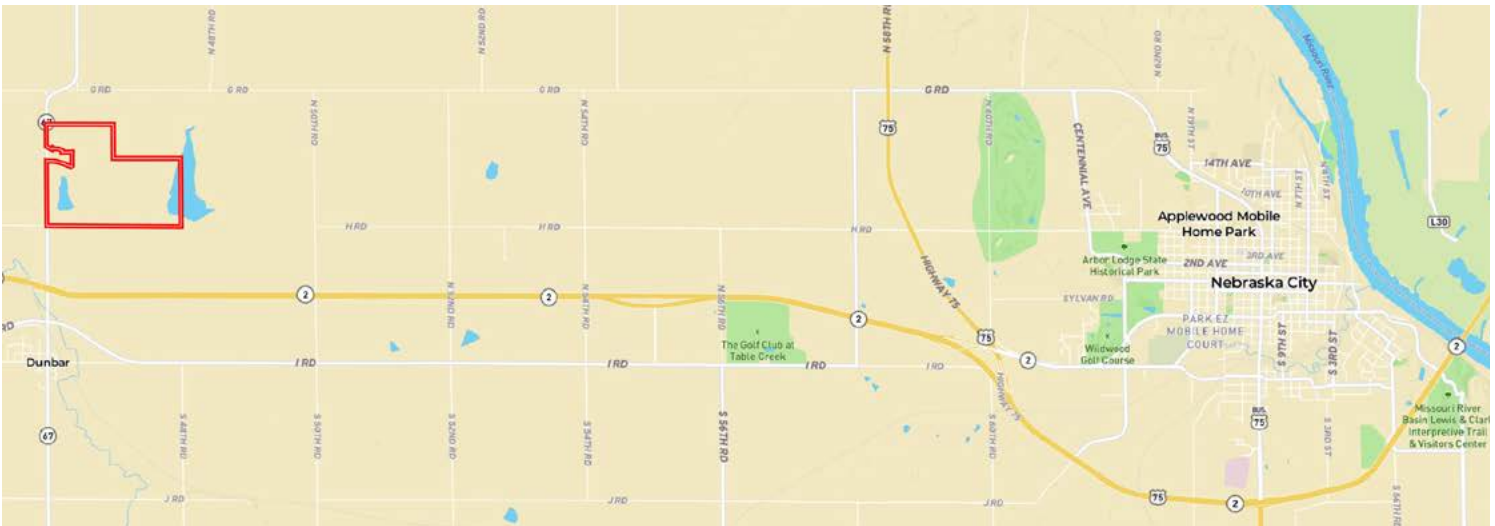
Farm Data:

Cropland	301.67 acres
Other*	88.40 acres
Total	390.07 acres

* Two lakes and some pasture. Call Agent for more details.

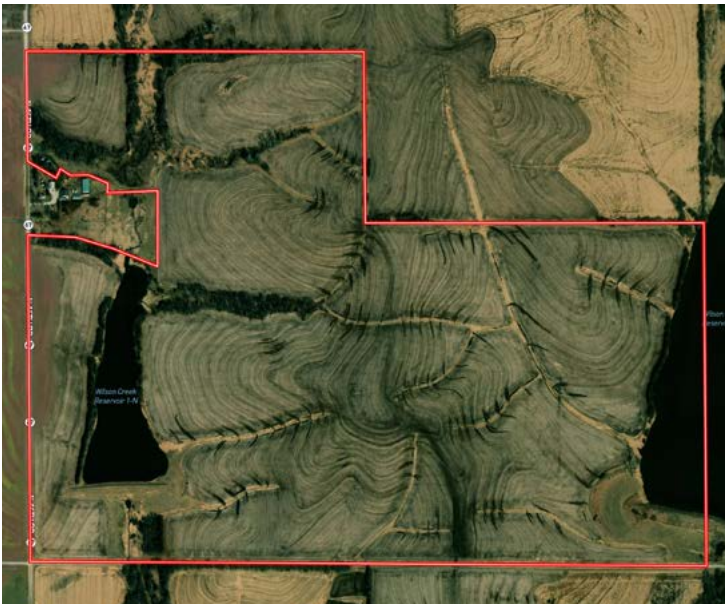
Taxes: \$16,425.78

Location Map

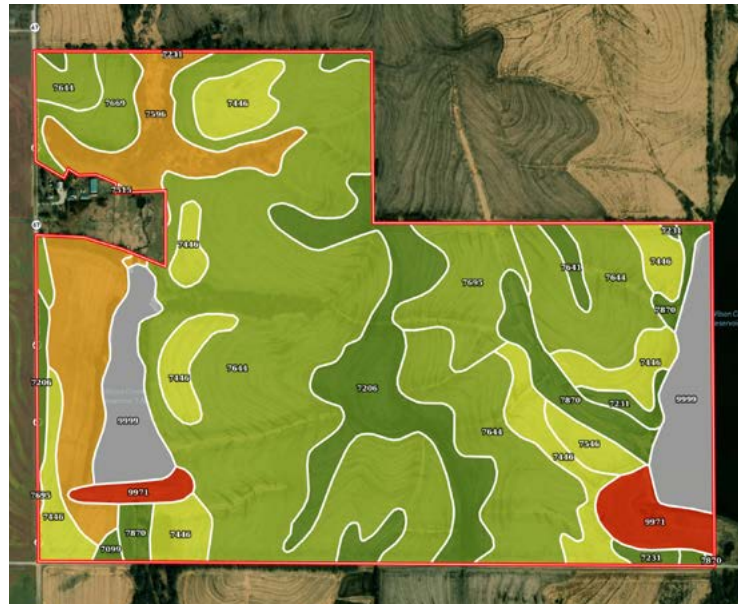


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	168.35	43.98	0	58	3e
7446	Morrill-Malmo, eroded, complex, 3 to 11 percent slopes	44.48	11.62	0	60	4e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	37.68	9.84	0	66	2e
9999	Water	28.94	7.56	0	-	-
7515	Pawnee clay, 6 to 11 percent slopes, eroded	21.33	5.57	0	45	6e
7870	Nodaway-Colo complex, occasionally flooded	17.1	4.47	0	89	2w
7596	Shelby clay loam, 17 to 30 percent slopes	17.01	4.44	0	47	6e
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	15.08	3.94	0	57	3e
9971	Arents, earthen dam	12.4	3.24	0	-	8
7669	Mayberry clay loam, 3 to 11 percent slopes	8.41	2.2	0	55	3e
7231	Judson silt loam, 2 to 6 percent slopes	4.24	1.11	0	78	2e
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	4.12	1.08	0	56	4e
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	2.18	0.57	0	59	2e
7099	Zook silty clay loam, occasionally flooded	1.45	0.38	0	67	2w
TOTALS		382.77(*)	100%	-	53.06	3.46



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**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**