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LAND FOR SALE

160.25± Acres, Boyd County, Nebraska

OFFERED AT
\$721,125 OR
\$4,500 PER ACRE

Highlights:

- Nearly 74 acres of good cropland
- Pasture with spring-fed water
- Oiled road access



For additional information, please contact:
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Property Information

Directions to Property: 1½ miles north of Bristow, Nebraska, on 496th Avenue to the southeast corner of the property.

Legal Description: Lots 1 & 2; South Half of the Northeast Quarter (S½NE¼) of Section 3, Township 33 North, Range 11 West of the 6th P.M., Boyd County, Nebraska.

Property Description: Located just 1.5 miles north of Bristow along paved 496th Avenue, this farm features nearly 74 acres of good quality cropland in two separate fields. The pasture acres comprise approximately 85 acres, with spring-fed water providing livestock water to the pasture. A good quality quarter-section with dryland cropland, pasture and hunting opportunities. **Call the agent today!**

Taxes: \$ 2,596.80

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	23.34 acres	117 bushels
Grain Sorghum	2.87 acres	48 bushels
Soybeans	16.00 acres	34 bushels

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

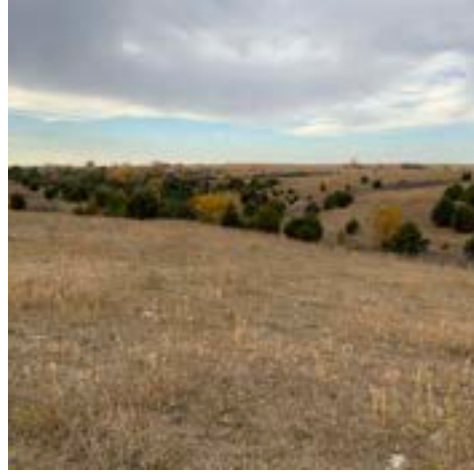


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3234	Monowi-Bristow silty clays, 11 to 30 percent slopes	49.45	30.85	0	20	6e
3221	Labu silty clay, 6 to 11 percent slopes	27.48	17.14	0	22	4e
3305	Reliance silt loam, 2 to 6 percent slopes	24.17	15.08	86	53	3e
5220	Onita silt loam, 0 to 2 percent slopes	18.3	11.42	94	60	2c
6314	Barney silt loam, channeled, frequently flooded	13.49	8.41	0	13	5w
3230	Monowi silty clay, 2 to 6 percent slopes	13.16	8.21	0	36	3e
3231	Monowi silty clay, 6 to 11 percent slopes	12.14	7.57	0	35	4e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.89	1.18	54	40	3e
9003	Anselmo fine sandy loam, 9 to 15 percent slopes	0.22	0.14	40	38	6e
TOTALS		160.3(*)	100%	24.39	32.0	4.23





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