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L-2500075

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LAND FOR SALE

78.62 ± Acres, Lancaster County, Nebraska

OFFERED AT
\$11,500/acre

Highlights:

- Excellent dry land row crop farm to add to your holdings
- Strong soils, high percent tillable, and well-managed fertility
- Great location, close to grain markets, and 1 mile to Hwy 43

For additional information, please contact:

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Or check out our website:

www.FarmersNational.com

Property Information

Directions to Property: South of Bennet, Nebraska, East of Hickman, Nebraska, and just North of Panama, Nebraska. Property is Located 1/2 Mile West and 2 1/4 Miles North of Panama, Nebraska. (Located 1/4 Mile North of 148th Street and Hickman Road intersection)

Legal Description: N1/2 SE1/4 (78.62+/- Acres) Section 28-T8N-R8E Lancaster County - Nebraska

Property Description: High appeal with this excellent dry land row crop farm. Strong soils, high percent tillable, and well managed with terraces and tile outlets in place. The farm has been well maintained with grid sampling completed and fertility managed accordingly. Property is slightly rolling and located close to grain markets. Only 1 mile to hard surface on State Hwy 43.

Short drive to Lincoln, Nebraska. Don't miss this opportunity to add a good one to your holdings!

Taxes: \$3,867.26

Farm Data:

Cropland 90+ percent tillable. *FSA to divide acres and bases with adjoining 80 A Tract.
Total 78.62

Farm Data:

	<u>Base Acres</u>	<u>Yield</u>
Corn	Split by FSA	138 acres
Soybeans	Split by FSA	44 acres

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



| Boundary 78.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	26.47	33.71	0	61	3e
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	12.56	16.0	0	54	4e
7231	Judson silt loam, 2 to 6 percent slopes	10.79	13.74	0	78	2e
7680	Wymore silty clay loam, 0 to 1 percent slopes	9.54	12.15	0	67	2s
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	8.42	10.72	0	53	3e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	6.83	8.7	0	42	4e
7774	Colo-Nodaway silty clay loams, frequently flooded	2.18	2.78	0	61	3w
7750	Nodaway silt loam, occasionally flooded	1.74	2.22	0	94	2w
TOTALS		78.53(*)	100%	-	61.17	2.97





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