



www.FarmersNational.com/Oneill

L-2500154



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

112.32 ± Acres, Knox County, Nebraska

IMPROVED PRICE
\$336,960 or
\$3,000 per acre

Highlights:

- Highway access
- Close to Fort Randall
- Income from CRP



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

DHickey@FarmersNational.com

Property Information

Directions to Property:

3 miles west of Verdel, Nebraska, along State Highway 12 in northwestern Knox County (watch for signs)

Property Description:

CRP, Grassland, Recreation

Grassland with CRP located adjacent to Nebraska Highway 12 in western Knox County. Rolling hills and valleys with beautiful views of the surrounding countryside. Two CRP contracts provide over \$9,000.00 in consistent and steady income. This property is just minutes east of the Fort Randall Dam, and just west of the Tatanka Golf Club. Awesome home or cabin sites, or just a nice income producing get-away-spot! Call the agent today.

Legal Description:

North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) & Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, Township 33 North, Range 8 West of the 6th P.M., Knox County, Nebraska, less tract (7.37 acres, more or less), conveyed to the State of Nebraska by Warranty Deed recorded in Book 86, Page 596 of Deed Records of Knox County, Nebraska.

CRP Information:

- 67.41 acres, due to expire September 30, 2030. Annual Payment of \$8,039.00
- 33.73 acres (grassland), due to expire September 30, 2035. Annual Payment of \$1,015.00

Taxes:

\$1,365.60

Location Map



Aerial Map



Soil 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.

Soil Description

| Boundary 112.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3221	Labu silty clay, 6 to 11 percent slopes	43.82	38.91	0	22	4e
3235	Monowi-Verdel complex, 6 to 11 percent slopes	25.97	23.06	0	36	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	22.73	20.18	33	25	6e
3328	Verdel silty clay, 2 to 6 percent slopes	12.44	11.05	0	45	3e
6753	Nora silt loam, 2 to 6 percent slopes	5.2	4.62	52	76	2e
3232	Monowi-Bristow complex, 11 to 30 percent slopes	2.47	2.19	0	20	6e
TOTALS		112.63(*)	100%	9.06	30.82	4.24





**Farmers
National
Company™**

www.FarmersNational.com/ONeill

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