



**Farmers
National
Company™**

www.FarmersNational.com

L-2500162

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

77.40± Acres, Cedar County, Nebraska

OFFERED AT
\$890,100

Highlights:

- Right off of Highway 15
- Easy access
- Nice-producing farm



For additional information, please contact:

Wendi Schutte, Associate Broker | (402) 518-0115

WSchutte@FarmersNational.com

Property Information

Directions to Property:

Right off of Highway 15 outside of Laurel, Nebraska.

Legal Description:

28 30 3E 28-30-3E PT E1/2SW 77.40 AC, Cedar County, Nebraska

Property Description:

This is a nice, smaller-sized farm. The Seller would be willing to work with a first time Buyer. This farm would also be a great piece to add to an existing operation. 1031 exchanges are also welcome! Good-producing soil.

Improvements:

- Tree removal in 2022 allowed more farm-able acres.

FSA Information:

	Base	Yield
Corn	25.21 acres	127 bushels
Soybeans	9.15 acres	44 bushels

Farm Data:

Cropland	71.93 acres
Timber	4.52 acres
Ditch/Road	0.95 acres
Total	77.40 acres

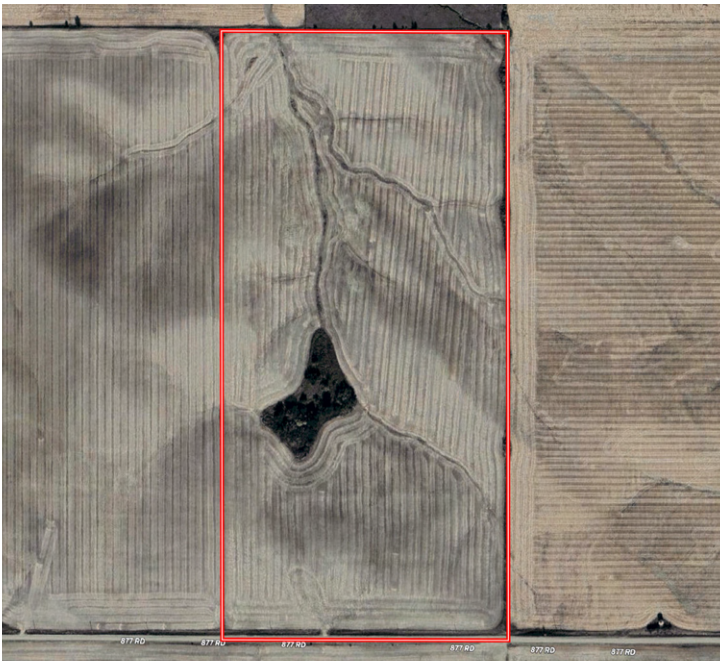
Taxes:

- \$2,453.00

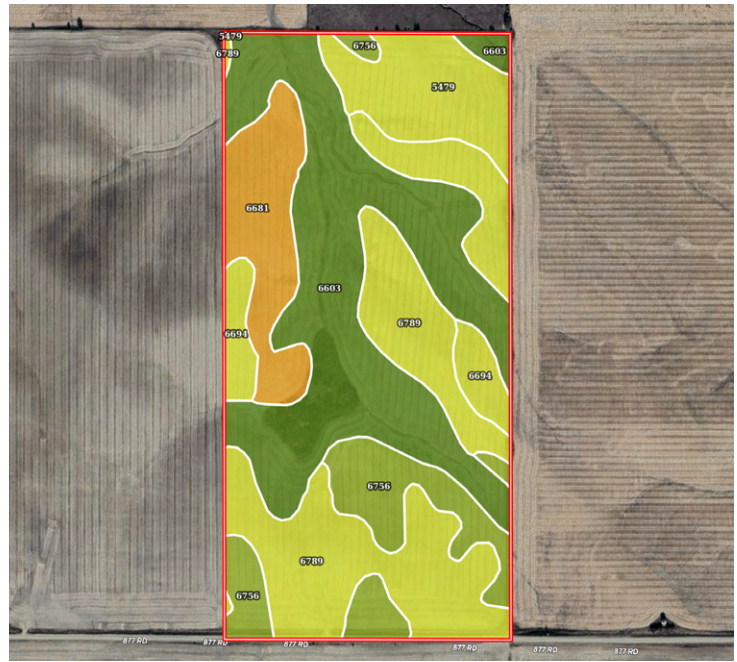


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
6603	Alcester silty clay loam, 2 to 6 percent slopes	27.28	34.92	91	76	2e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	18.99	24.31	48	60	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	9.06	11.6	52	67	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	7.74	9.91	0	37	6e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	7.61	9.74	47	65	4e
5479	Betts clay loam, 6 to 15 percent slopes	7.44	9.52	0	52	4e
TOTALS		78.12(*)	100%	54.05	63.84	3.38



Property Location

