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LAND FOR SALE

279.46± Acres, Boyd County, Nebraska

• Available for 2025 grazing season •

OFFERED AT
\$726,596

OR

\$2,600/acre

Highlights:

- Great hard grass pasture with excellent recreational opportunities
- Multiple springs run through the property for watering livestock and wildlife
- Crossing on north side for accessing both sides of the property



For additional information, please contact:

Andrew Fehringer, AFM/Agent | (402) 920-3065 or (402) 336-3500

AFehringer@FarmersNational.com

Property Description:

Quality Boyd County, Nebraska hard grass pasture with multiple spring fed streams. Great opportunities for both grazing livestock and hunting. Good access on well maintained county roads just 1½ miles off of Nebraska Highway 11, south of Butte. Available for the 2025 grazing season. Call agent for details.

Directions to Property:

From Butte, Nebraska, travel 1½ miles west on Highway 12, then 2½ miles south on 481st Avenue to the northwest corner of the property

Legal Description:

Lots 2, 3, & 4 of Section 5, Township 33 North, Range 13 West of the 6th P.M., AND Southwest Quarter (SW¼) of Section 32, Township 34 North, Range 13 West of the 6th P.M., Boyd County, Nebraska.

FSA Information:

	Base	Yield
Oats	4.6 acres	43 PLC yield
Corn	12.5 acres	43 PLC yield
Grain Sorghum	2.2 acres	44 PLC yield
Soybeans	0.2 acres	33 PLC yield

Farm Data:

Pasture	275.85 acres
Non-crop	3.19 acres
Other	0.42 acres
Total	279.46 acres

2024 Taxes:

\$3,033.42

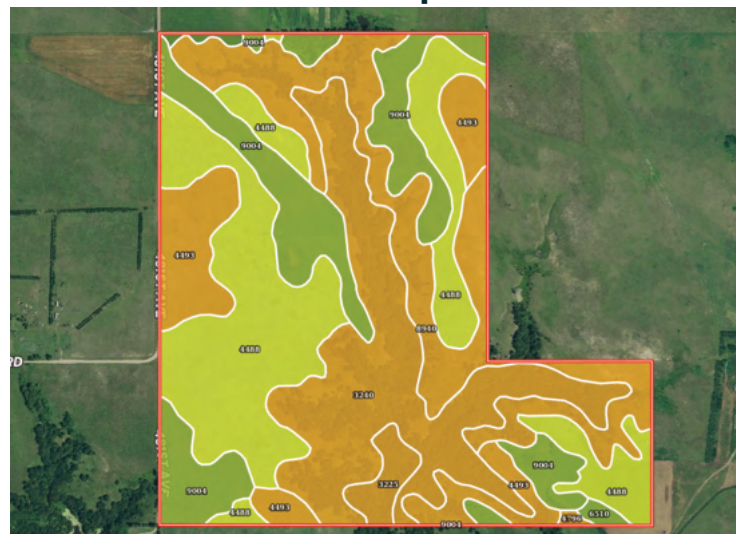
Location Map



Aerial Map




Soil Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4488	Dunday loamy fine sand, 3 to 6 percent slopes	79.97	28.61	0	36	4e
3240	Mariaville-Paka loams, 11 to 40 percent slopes	62.73	22.45	0	10	6s
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	49.91	17.86	0	23	6s
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	49.19	17.6	54	40	3e
4493	Dunday loamy fine sand, 6 to 11 percent slopes	29.52	10.56	0	35	6e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	5.36	1.92	33	25	6e
6510	Blendon fine sandy loam, 2 to 6 percent slopes	1.24	0.44	0	49	3e
5220	Onita silt loam, 0 to 2 percent slopes	0.99	0.35	94	60	2c
4796	Valentine fine sand, 9 to 25 percent slopes	0.56	0.2	14	23	6e
TOTALS		279.47(*)	100%	10.5	28.35	4.87



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