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L-250206

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# LAND FOR SALE

160± Acres, Wheeler County, Nebraska

OFFERED AT  
**\$440,000 or  
\$2,750 per acre**

## Highlights:

- Native hayland with some winter protection
- Stockwell with two hydrants
- 16.3 certified irrigated acres



For additional information, please contact:

**Dave Hickey, Agent | (402) 340-4436**

**[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)**

# Property Information

## Directions to Property:

From Bartlett, Nebraska, and U.S. Highway 281, travel west 5.5 miles on 832nd Road. Then south on 492nd Avenue 1 mile. Then west on 831st Road 1 mile, then south on 491st Avenue 1 mile to the northwest corner of the property.

## Legal Description:

Northwest Quarter (NW $\frac{1}{4}$ ) of Section 25, Township 22 North, Range 12 West of the 6th P.M., Wheeler County, Nebraska.

## Property Description:

160 acres of rolling native hayland with 22.3 acres of cropland. This property has been utilized for hay production for years; but could be easily converted to pasture, or other uses.

Pivot irrigated cropland borders on three sides, with 16.3 certified irrigated acres that go with the property.

Stockwell plus two hydrants, and trees for protection. Exceptional deer hunting opportunities with the adjacent cropland. Full possession for 2025! Call agent for further details.

## Lower Loup NRD:

16.3 certified irrigated acres

## FSA Information:

FSA corn, wheat, and oats base acres associated with the property. Final base acres subject to county FSA determination.

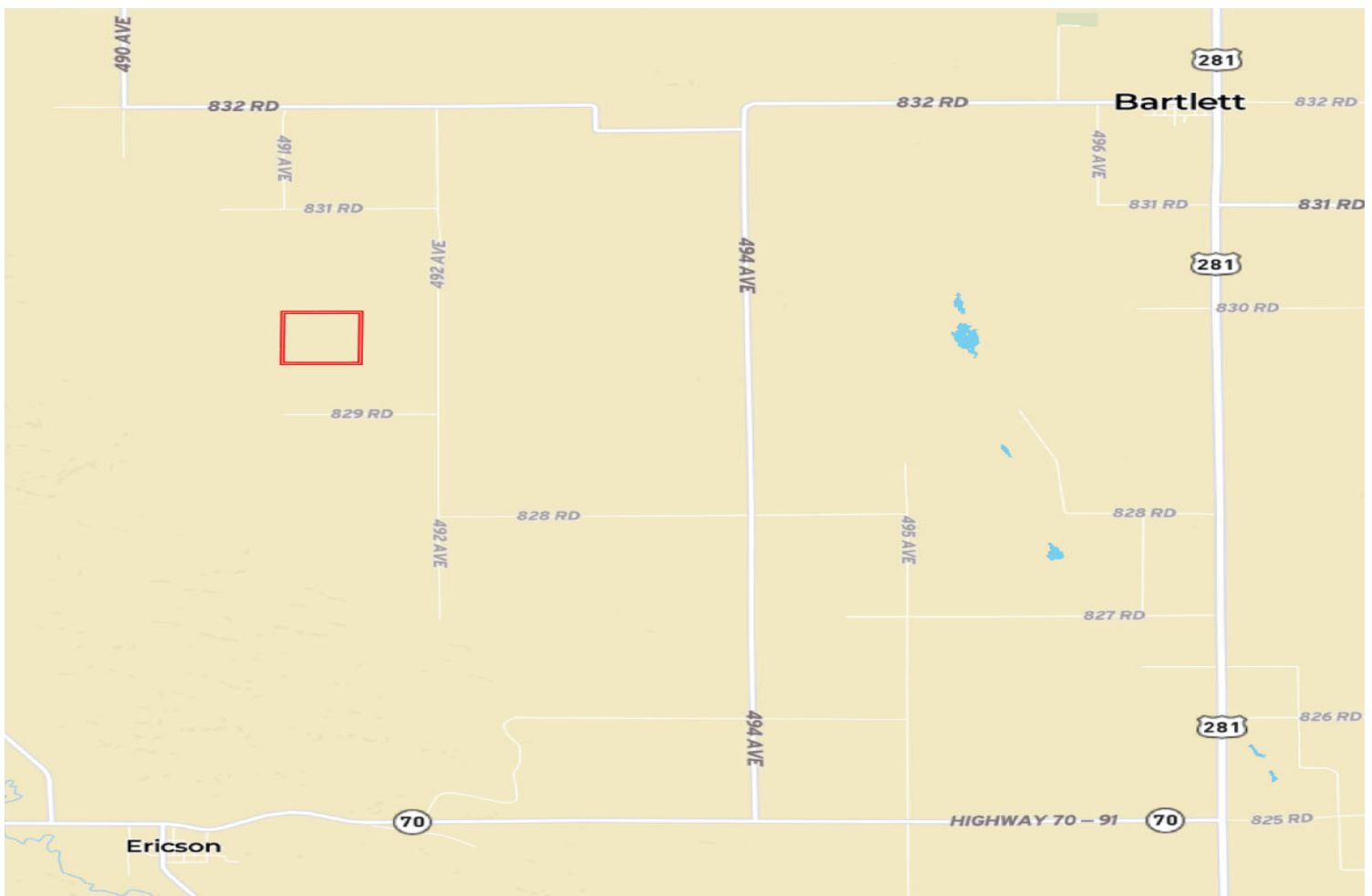
## 2024 Taxes:

\$1,470.56

## Price:

\$440,000 or \$2,750.00 per acre

## 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
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	79.18	49.66	0	25	6e
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	30.78	19.3	0	19	6e
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	14.65	9.19	0	35	6e
6636	Boelus loamy fine sand, 0 to 2 percent slopes	13.97	8.76	0	56	3e
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	12.32	7.73	0	34	6e
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	8.56	5.37	0	35	4e
TOTALS		159.4 6(*)	100%	-	28.71	5.63



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