

**Farmers
National
Company™**

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L-2500207

**SCAN THE QR CODE
FOR MORE INFO!**



FOR SALE BY BIDS

160± Acres, Dixon County, Nebraska

BIDS DUE: Tuesday, April 1, 2025 by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- Good producing soils
- Full possession at closing
- Contact agent about details of pivot and possible well



For additional information, please contact:

Wendi Schutte, Broker

WSchutte@FarmersNational.com

Cell: (402) 518-0115

MULTIPLE LISTING SERVICE

MLS™



Property Information

Directions to Property:

From Highway 20 go south on Highway 9 to Allen, then East on dirt road - 870 Road, then 1 mile east to 586 Avenue, go North 1/2 mile. Land on East side of 586 Avenue.

Legal Description:

35 29 5 NW1/4 SEC. 35-29-5, Dixon Co., NE

FSA Information:

	Base	Yield
Corn	88.99 acres	165.00 bushels
Soybeans	52.74 acres	45.00 bushels
Base Acres	141.73 acres	

Farm Data:

Cropland	158.94 acres
Other	1.06 acres
Total	160 acres

Improvements:

*PLEASE CALL ABOUT DETAILS OF PIVOT & POSSIBLE WELL. *Test Hole Dug - Water found - est. 175' water level, 800 gallons per minute.

Taxes:

- \$6,798.40

Property Description:

Land was tiled in 2021 and proper paperwork was filed. Cattle manure was spread in 2024 - 15 tons/ ac.

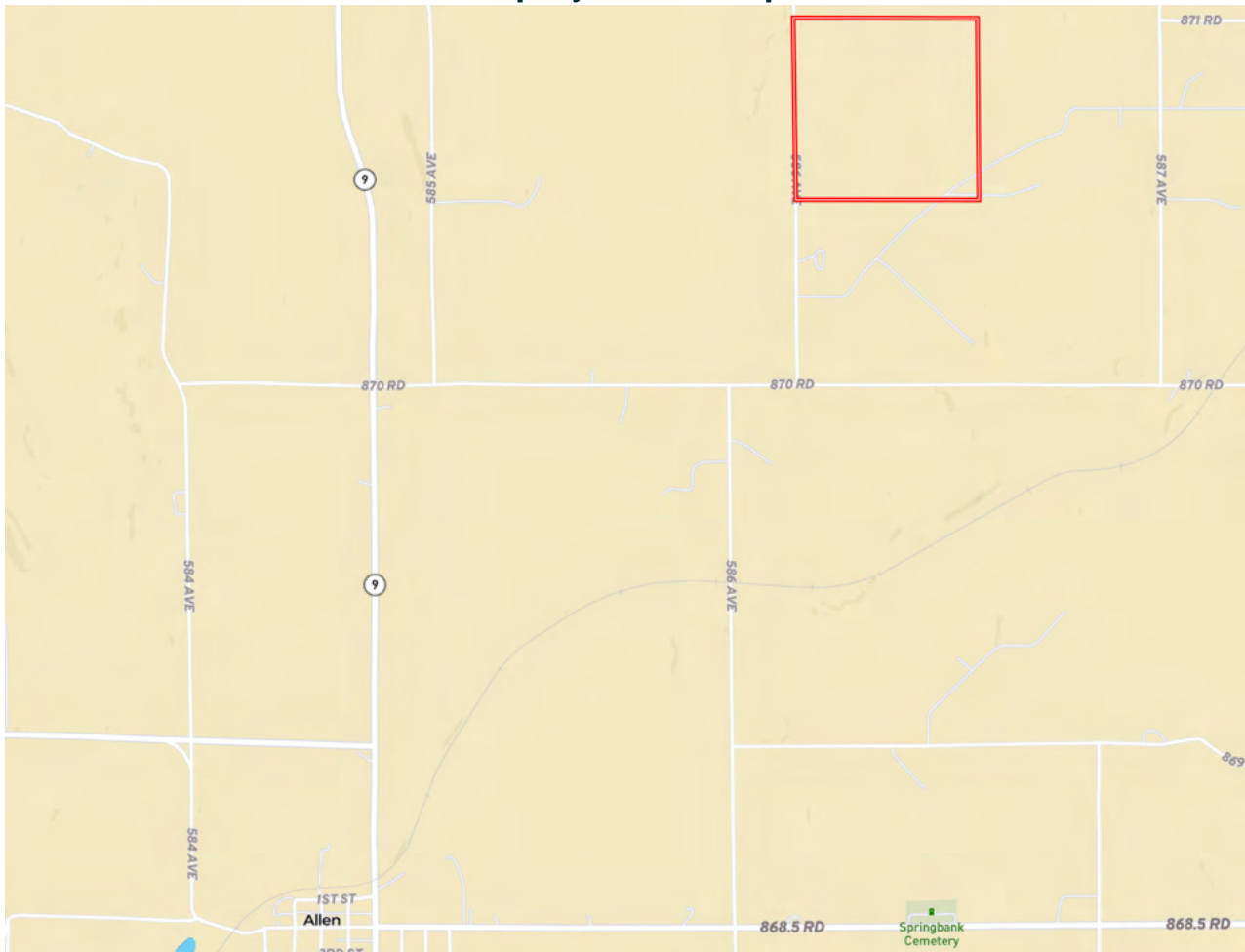
*PLEASE CALL ABOUT DETAILS OF PIVOT & POSSIBLE WELL. *Test Hole Dug - 3/2025

Brief Description: Renke - 10 tower pivots with 2016 JD Diesel Engine & electric generator. 1000 gal Fuel Tank (fuel not included) Pivot - makes full circle, all new sprinkler system and new tires.

*Can be moved with app on your phone.

*Rattlesnake Creek Windmill contract for assess road on the Southeast corner, until 2039.

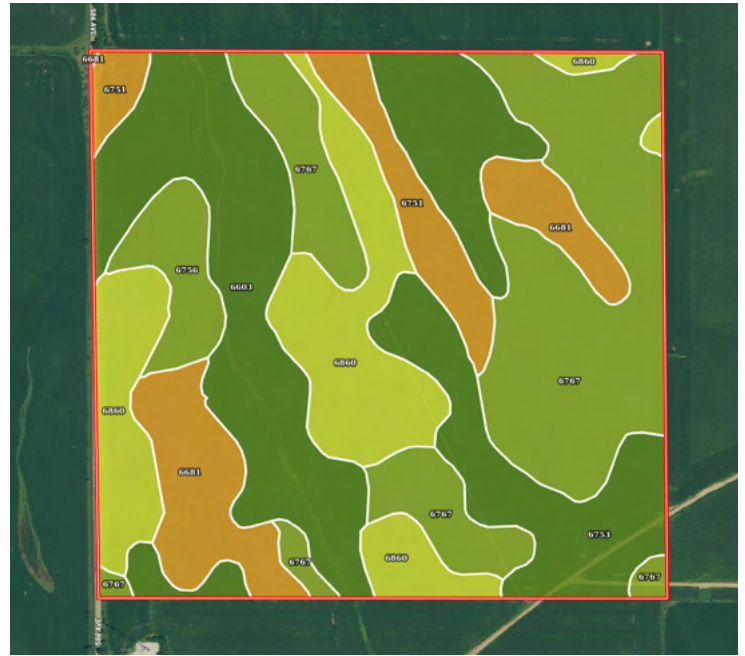
Property Location Map



Aerial Map

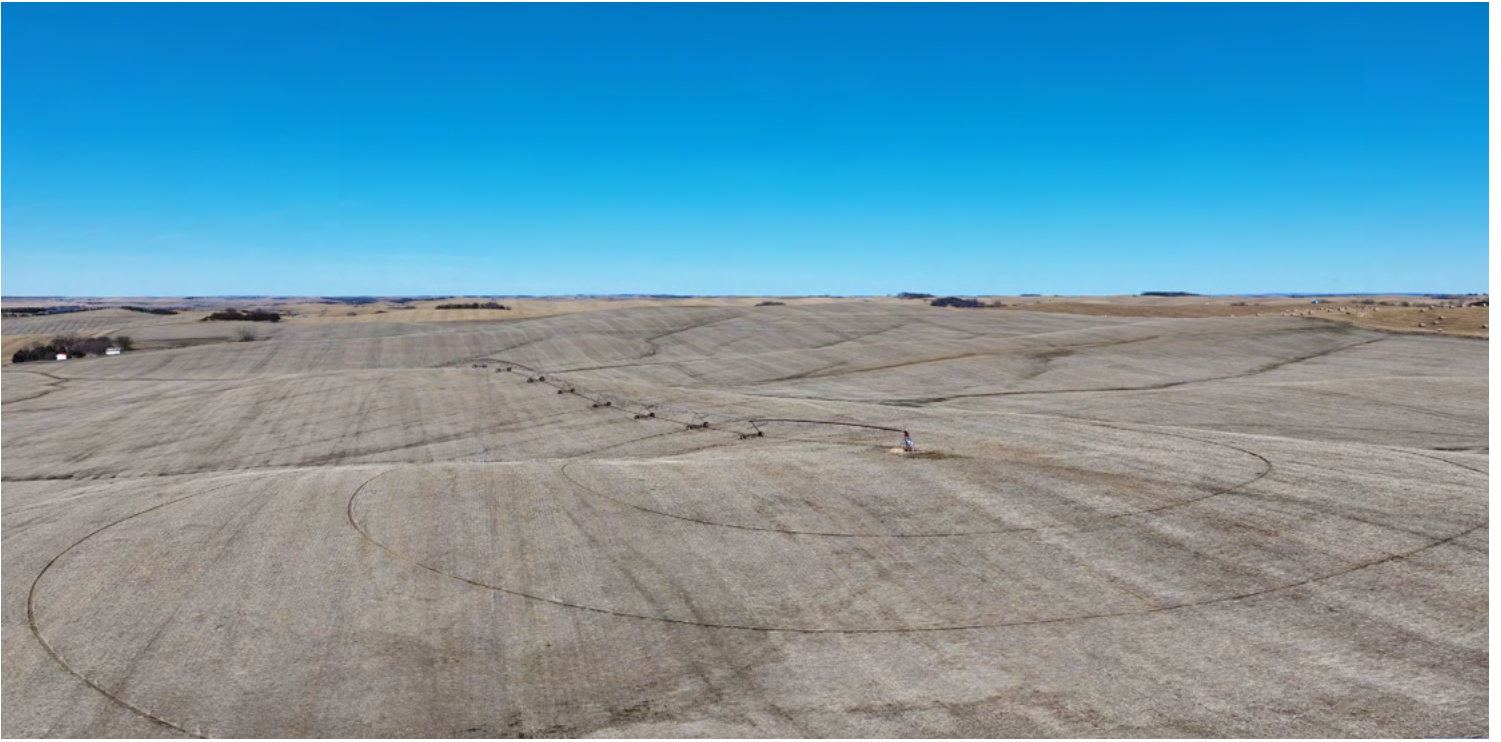


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6767	Nora silty clay loam, 6 to 11 percent slopes	45.47	28.16	0	75	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	38.57	23.88	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	29.06	17.99	0	56	4e
6753	Nora silt loam, 2 to 6 percent slopes	18.23	11.29	52	76	2e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	14.84	9.19	0	37	6e
6751	Nora silt loam, 17 to 30 percent slopes	9.15	5.67	0	43	6e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	6.18	3.83	52	67	3e
TOTALS		161.5(*)	100%	29.59	66.33	3.27





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