![Farmers National Company logo]

Farmers National Company™
www.FarmersNational.com

SCAN THE QR CODE FOR MORE INFO!

LAND FOR SALE
60.96± Acres, Kearney County, Nebraska

OFFERED AT
$360,000

Highlights:
- **High-quality dryland farm**
- **Excellent access just one-half of a mile off of Highway 6-34**
- **Strong local grain markets**

For additional information, please contact:
Chadd Jacobson, AFM, Agent | (308) 991-4040
CJacobson@FarmersNational.com

Property Information

Directions to Property:
From Heartwell, head west on Highway 6-34 to 39 Road, turn south across the railroad tracks, and go one-half of a mile. The property is on the east side of the road between P and O roads.

Legal Description:
S1/2 S1/2 S1/2 of the NW 1/4 and N1/2 N1/2 SW 1/4 of 29-7-13

Property Description:
Don't miss out on this high-quality dryland farm located just south of Highway 6-34 by Heartwell. The land consists of mostly Holdrege and Kenesaw silt loams. There is 29.68 of wheat currently planted. Full possession in 2025.

Farm Data:

Cropland	59.70 acres
Non-crop	1.26 acres
Total	60.96 acres

FSA Information:

	Base	Yield
Wheat	12.23 acres	41 bushels
Corn	28.88 acres	129 bushels
Soybeans	18.59 acres	45 bushels

Taxes:
• $1,840.24

Aerial Map

Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9063	Kenesaw silt loam, 0 to 1 percent slopes	22.05	36.2	0	73	2c
2667	Holdrege silt loam, 0 to 1 percent slopes	21.19	34.78	0	80	2e
3726	Detroit silt loam, 0 to 1 percent slopes	10.54	17.3	0	66	2c
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	7.14	11.72	0	81	2c
TOTALS		60.92(*)	100%	-	75.16	2.0

Property Location