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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	<u>1.26 acres</u>
Total	60.96 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	12.23 acres	41 bushels
Corn	28.88 acres	129 bushels
Soybeans	18.59 acres	45 bushels

Taxes:

- \$1,840.24



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
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

