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**L-2500349**

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# LAND FOR SALE

**160± Acres, Boyd County, Nebraska**

**OFFERED AT  
\$848,000 or  
\$5,300 per acre**

## **Highlights:**

- **Excellent cropland soils**
- **Good location**
- **Rural water**



**For additional information, please contact:**

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

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

# Property Information

## Directions to Property:

One and one-half miles south of Spencer, Nebraska, on 490th Avenue to the northwest corner of the property.

## Legal Description:

Southwest Quarter (SW¼) of Section 11, Township 33 North, Range 12 West of the 6th P.M., Boyd County, Nebraska.

## Property Description:

High quality cropland and pasture combination located just one and one-half miles south of Spencer in Boyd County. Cropland acres total 98.9, with nearly 87 acres planted to alfalfa (2023 stand). Cropland soils predominantly Ree, Reliance and Onita soils!

The rest of the acres consist of productive pasture with new steel corrals! This property has rural water to multiple points, and offers excellent tree protection where the old building site was located.

A real opportunity to purchase high quality farmland, productive pasture, tree protection for livestock or home site and rural water located in central Boyd County! Call agent for details.

## FSA Information:

	Base	PLC Yield
Wheat	2.50 acres	35 bushels
Oats	4.30 acres	33 bushels
Corn	29.90 acres	89 bushels
Soybeans	29.90 acres	25 bushels

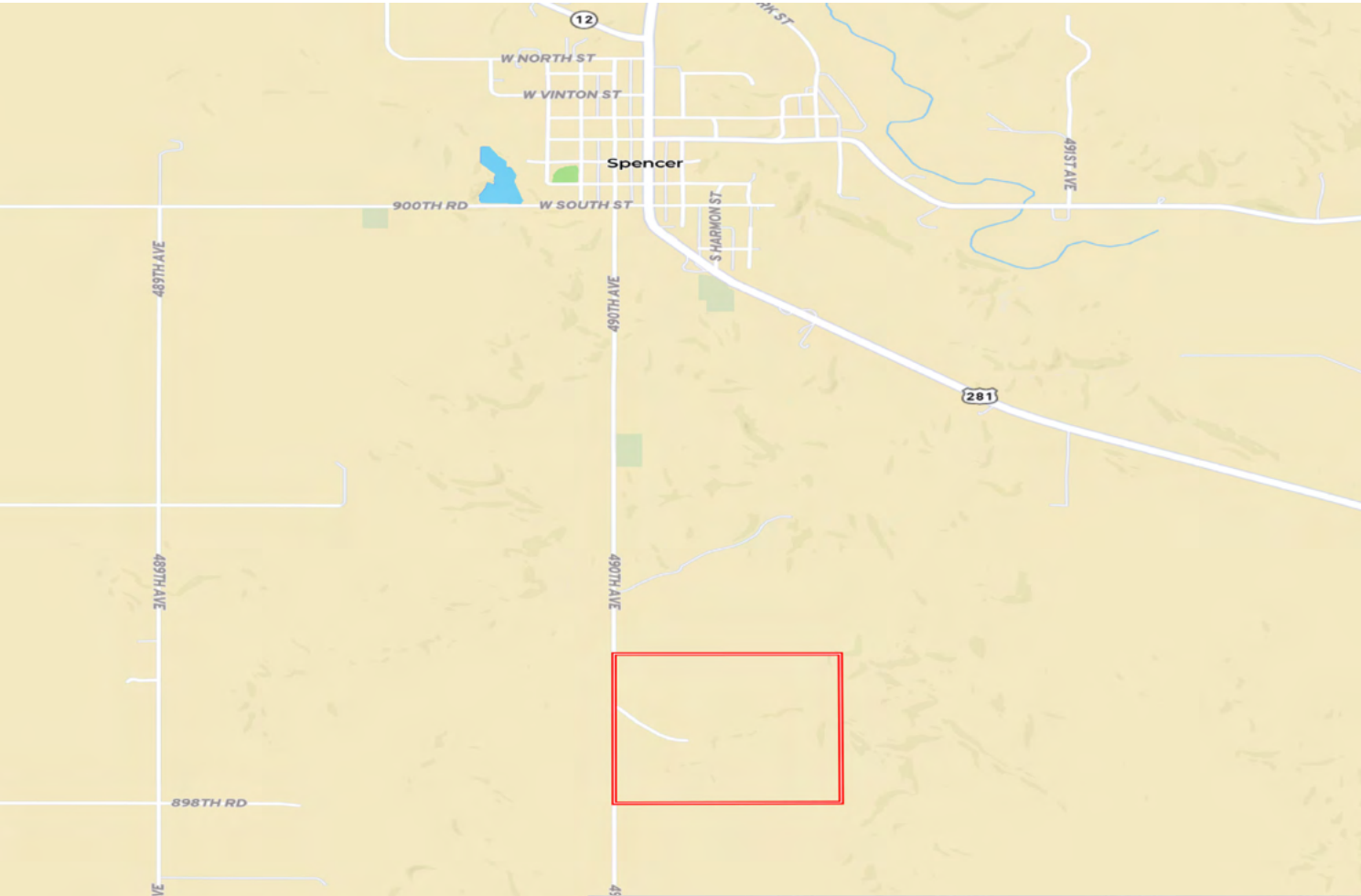
## 2025 Taxes:

\$2,318.82

## Price:

\$848,000.00 or \$5,300.00 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
5220	Onita silt loam, 0 to 2 percent slopes	45.31	28.36	94	60	2c
3301	Ree silt loam, 3 to 6 percent slopes	43.34	27.12	82	52	3e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	39.48	24.71	33	26	6e
3305	Reliance silt loam, 2 to 6 percent slopes	23.63	14.79	86	53	3e
3918	Bonesteel silt loam	4.37	2.73	53	17	4w
9003	Anselmo fine sandy loam, 9 to 15 percent slopes	2.58	1.61	40	38	6e
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	1.07	0.67	0	20	6e
TOTALS		159.78(*)	100%	71.86	46.59	3.55





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