

## LAND FOR SALE

544.56± Acres, Boyd County, Nebraska

**OFFERED AT** 

**Tract 1: \$5,300/acre** 

Tract 2: \$3,400/acre

Tract 3: \$5,300/acre

## **Highlights:**

- Excellent cropland
- High quality pasture
- Timber, rural water, ponds



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

DHickey@FarmersNational.com

### **Property Information**

#### **Directions to Property:**

3 miles southeast of Spencer, Nebraska, along U.S. Highway 281 to the northeast corner of Tract #1.

#### **Legal Description:**

Available upon request.

#### **Property Description:**

Offered in 3 Tracts !!

Purchase 1, 2, or all three tracts

Productive, highly accessible cropland and pasture located southeast of Spencer and adjacent to U.S. Highway 281.

**Tract #1 236.03**<u>+</u> **Acres:** 156.5 acres of cropland with just over 140 acres planted to alfalfa. The remaining acres consist of productive pasture with rural water strategically placed. The farmland is productive, with Onita, Ree and Reliance soils dominant on the cropland. Good hardgrass pastures with lots of elevation change. Remaining 2025 alfalfa cuttings are negotiable!

Call agent for details!

**Tract #2 282± Acres:** Really good hardgrass pasture with a little bit of (25.77 acres) productive cropland. Located both north and south of 897th Road, this property offers 2 dams, multiple rural water hydrants, hunting, recreation and brand new corrals. Many new fences!

If you have been looking for high quality pasture with exceptional access and location, call Dave today!

**Tract #3 26.5** Acres: Good quality cropland with 26.07 acres currently planted to alfalfa. High quality soils. Great access along U.S. Highway 281 and 897th Road.

Rare chance to buy a smaller cropland tract virtually 100% tillable!

#### **2024 Taxes**:

Tract 1: \$3.277.50

Tract 2: \$3,252.34 (estimated)
Tract 3: \$420.00 (estimated)

#### Price:

Tract 1: \$1,250,959.00 or \$5,300.00 per acre Tract 2: \$964,002.00 or \$3,400.00 per acre Tract 3: \$132,500.00 or \$5,300.00 per acre

#### **FSA Information:**

Farm 2032

	Base Acres	PLC Yield
Wheat	7.3	25
Oats	13.6	44
Corn	60.5	76
Soybeans	7.6	26

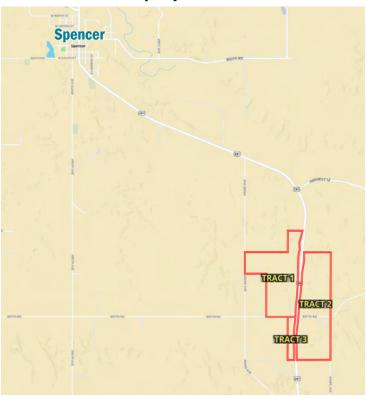
#### Farm 3078

	Base Acres	PLC Yield
Oats	4.77	61
Corn	18.32	84
Soybeans	11.5	40

#### **Additional Information:**

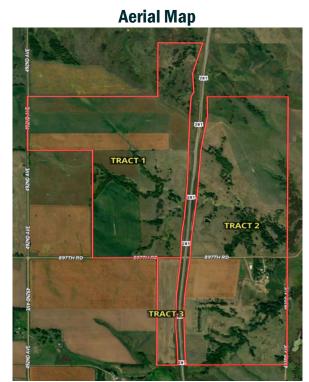
In the event the Tracts sell individually, Holt / Boyd FSA office shall be responsible for a reconstitution and allocation of base acres.

#### **Property Location**



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.

Tract 1





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3305	Reliance silt loam, 2 to 6 percent slopes	92.36	39.03	86	53	3е
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	44.03	18.61	33	26	6e
5220	Onita silt loam, 0 to 2 percent slopes	43.23	18.27	94	60	2c
3306	Reliance silt loam, 6 to 11 percent slopes	40.39	17.07	0	51	4e
3150	Bristow silty clay, 20 to 40 percent slopes	9.43	3.99	0	6	7s
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	7.06	2.98	0	20	6e
3233	Monowi-Bristow silty clays, 6 to 15 percent slopes	0.11	0.05	0	25	4e
TOTALS		236.6 1(*)	100%	56.89	46.04	3.8





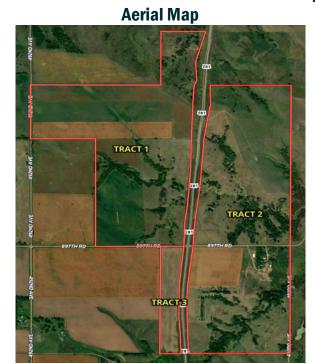




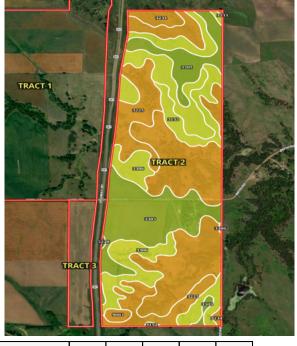




Tract 2







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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	85.22	29.61	0	20	6e
3305	Reliance silt loam, 2 to 6 percent slopes	68.23	23.71	86	53	Зе
3306	Reliance silt loam, 6 to 11 percent slopes	67.37	23.41	0	51	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	48.75	16.94	33	26	6e
3152	Boyd silty clay, 6 to 11 percent slopes	15.43	5.36	0	36	4e
9003	Anselmo fine sandy loam, 9 to 15 percent slopes	2.48	0.86	40	38	6e
5220	Onita silt loam, 0 to 2 percent slopes	0.32	0.11	94	60	2c
3233	Monowi-Bristow silty clays, 6 to 15 percent slopes	0.02	0.01	0	25	4e
TOTALS		287.8 2(*)	100%	26.43	37.15	4.71













Tract 3

**Aerial Map** 



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3305	Reliance silt loam, 2 to 6 percent slopes	12.89	51.93	86	53	3e
3306	Reliance silt loam, 6 to 11 percent slopes	7.49	30.18	0	51	4e
5220	Onita silt loam, 0 to 2 percent slopes	2.4	9.67	94	60	2c
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	2.04	8.22	33	26	6e
TOTALS		24.82( *)	100%	56.46	50.85	3.45













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