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L-2500603

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# LAND FOR SALE

79.04± Deeded Acres, Lancaster County, Nebraska

OFFERED AT  
**\$14,000/ac**

## Highlights:

- High quality dry land farm located 1/2 mile north of Waverly Road and 2 miles east of HWY 77
- Excellent opportunity to purchase land north of Lincoln with surrounding acreages and subdivisions
- Property is Located in North Bluff Township and sells with open tenancy for the 2026 crop year



**For additional information, please contact:**

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# Property Information

## Directions to Property:

1/2 Mile north of the intersection of Waverly Road and N 84th St. Property is on the east side of N. 84th St. Property extends 1/4 mile north of 1/2 mile line.

## Legal Description:

S1/2 NW 1/4 Sec. 11, T11, R7E, 6th Principal Meridian

## Detailed Property Description:

This is a productive dryland farm north of Lincoln between HWY 77 and Waverly. This farm has the opportunity to serve as excellent row crop farm land, with the benefit of acreage development.

## Improvements:

Drainage Tile

## Farm Data:

Cropland	75.54 acres
Non-crop	1.99 acres
Grass	1.51 acres
Total	79.04 acres

## FSA Information:

	Base Acres	Yield
Wheat	24.10	35
Grain Sorghum	45.40	75
Soybeans	7.55	22

## Taxes: (Parcel: 18-11-100-003-000)

\$3,143.34



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



|  Boundary 78.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	30.72	38.92	0	59	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	24.66	31.24	0	66	2e
7207	Aksarben silty clay loam, 6 to 11 percent slopes	23.56	29.85	0	65	3e
TOTALS		78.94(*)	100%	-	62.99	2.69



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