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L-2600062

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# LAND FOR SALE

37.75± Acres, Saunders County, Nebraska

OFFERED AT  
**\$377,500**

## Highlights:

- Dryland farm acres that also come with development potential
- Located right off of Nebraska Highway 79 and near Czechland Lake
- Recreational opportunities and full possession for the 2026 year



**For additional information, please contact:**

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# Property Information

**Directions to Property:** The farm is located on the east side of Nebraska Highway 79, and sits between County Road T to the north and County Road S to the south. It is about one mile north of Prague, Nebraska and is just east of Czechland Lake.

**Property Description:** Located one mile north of Prague, this farm is also right off the blacktop road of Nebraska Highway 79. It is just east of Czechland Lake recreation area, with a wonderful landscape. The scenic rolling terrain offers a strong blend of farmland and timbered areas. All cropland acres are dryland acres, with a silty clay loam soil classification. The characteristics and location of this land not only offers recreational opportunities, but it also presents developmental potential.

**Legal Description:** PT N 1/2 SW & TR IN SE NW 25-16-5 (37.75+/- acres)

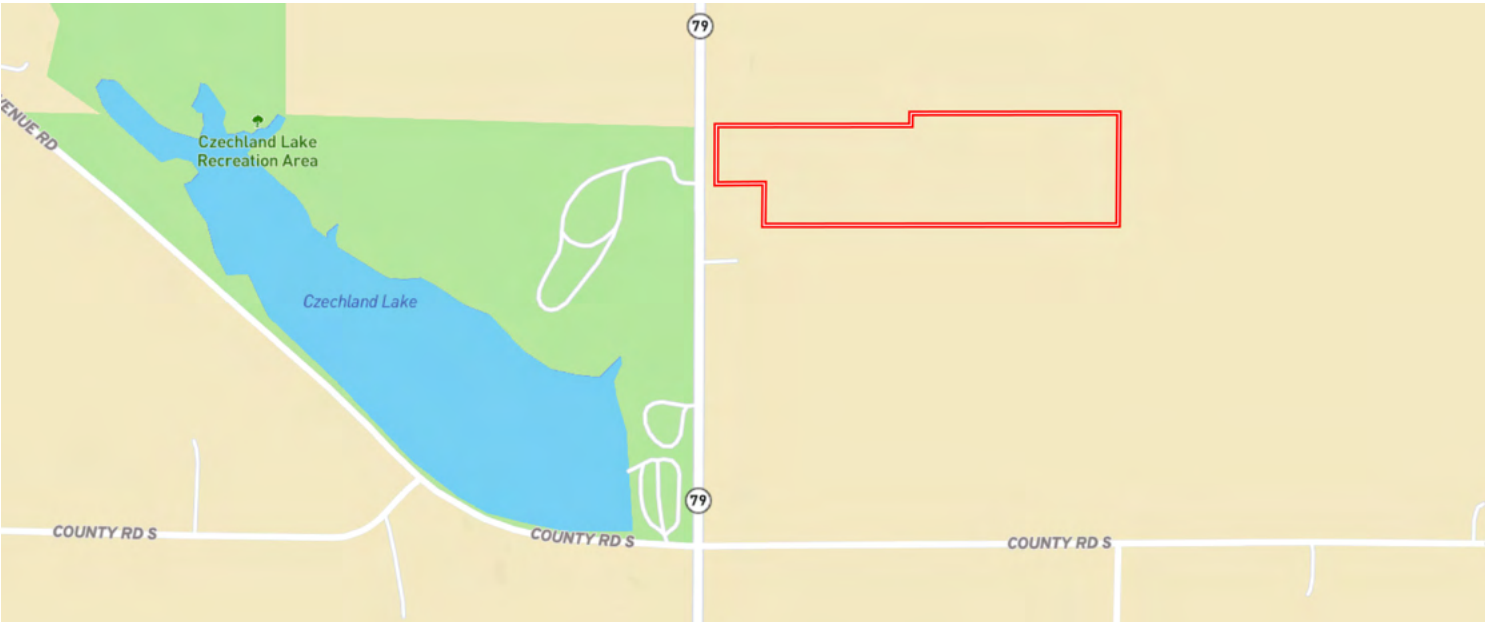
**Farm Data:**

|          |             |
|----------|-------------|
| Cropland | 33.66 acres |
| Other    | 4.09 acres  |
| Total    | 37.75 acres |

**FSA Information:** Not available at this time

**Taxes:** \$1,161.90

## Location Map



**Aerial Map**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION                                               | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|----------------------------------------------------------------|----------|-------|-----|-------|------|
| 8119      | Pohocco silty clay loam, 11 to 17 percent slopes, eroded       | 27.22    | 73.0  | 0   | 58    | 4e   |
| 7647      | Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes | 9.65     | 25.88 | 0   | 61    | 2e   |
| 7750      | Nodaway silt loam, occasionally flooded                        | 0.43     | 1.15  | 0   | 94    | 2w   |
| TOTALS    |                                                                | 37.3(* ) | 100%  | -   | 59.21 | 3.46 |



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