



**Farmers
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L-2600069-0

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LAND FOR SALE

79.55± Acres, Saline County, Nebraska

OFFERED AT
\$595,000

Highlights:

- Productive dry land farm
- Open tenancy for the 2026 crop year
- CRP payment total of \$1,428 annually!



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Property Information

Location:

From Tobias, Nebraska, travel south on County Road 300 to County Road X. Go west on County Road X one mile. The northeast corner of the farm is at the intersection of County Road 200 and County Road X.

Legal Description:

OLIVE PRCT N1/2, NE1/4, 31-5-1, 79.55 ACRES, Saline County, Nebraska.

Property Description:

Productive dry land farm south of Tobias, Nebraska, close to multiple competitive grain markets! Excellent opportunity to expand your acres before the 2026 crop year!

2024 Taxes:

\$1,496.94 (\$18.82 per acre)

Farm Data:

Cropland	73.67 acres
CRP	10.66 acres
Timber	<u>5.41 acres</u>
Total	79.08 acres

FSA Information:

	Base	Yield
Corn	3.8 acres	104 bushels
Grain Sorghum	59.21 acres	0.19 bushels

CRP:

2.33 acres, with an annual payment of \$228.00, expiring on September 30, 2030
8.33 acres, with an annual payment of \$1,200.00, expiring on September 30, 2037

Price:

\$595,000



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



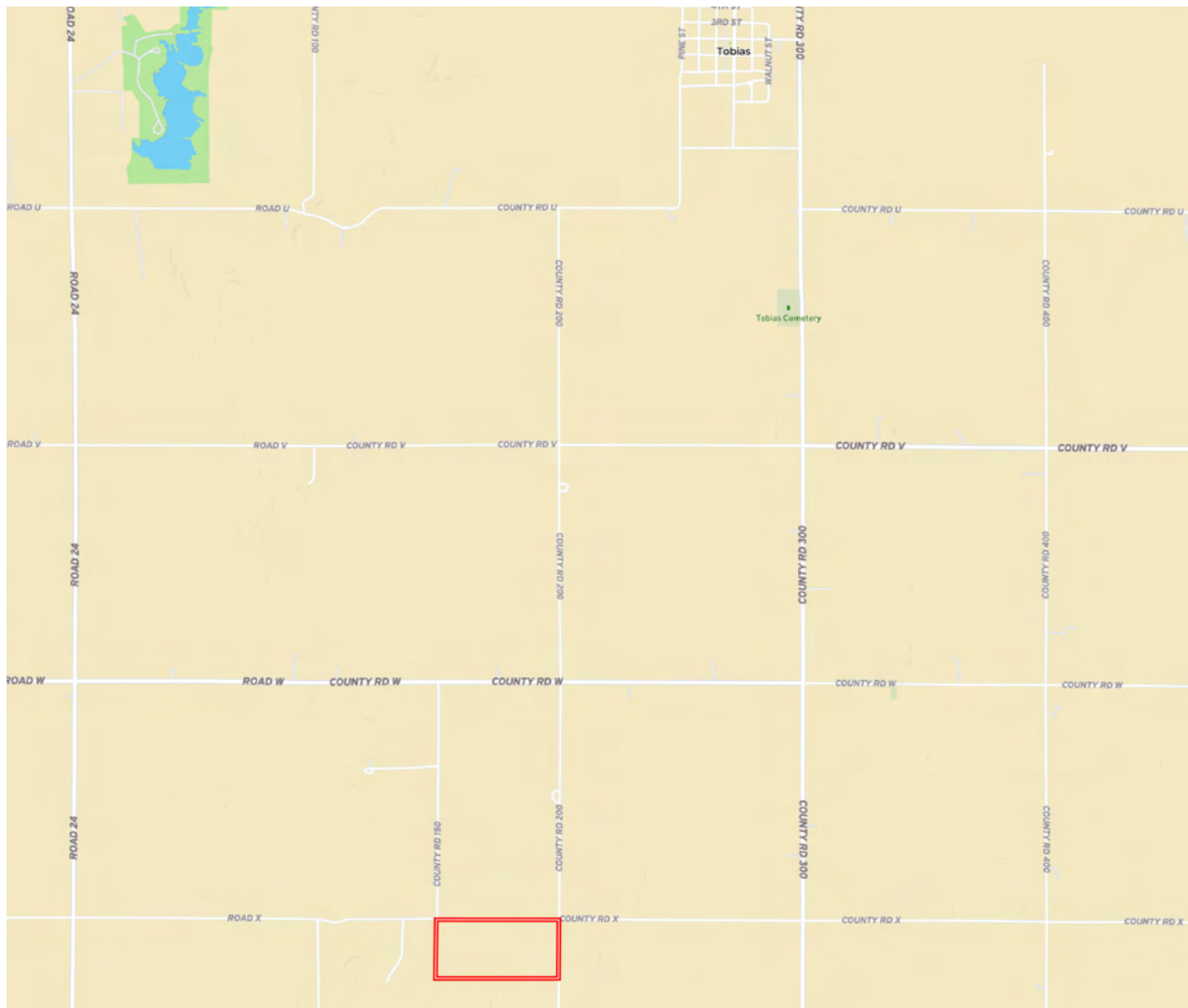
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3825	Crete silt loam, 1 to 3 percent slopes	18.27	22.85	0	63	2e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	17.09	21.37	0	57	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	14.34	17.93	0	58	3e
3824	Crete silt loam, 0 to 1 percent slopes	10.81	13.52	0	63	2s
4182	Longford silty clay loam, 7 to 11 percent slopes, eroded	8.71	10.89	0	57	4e
3839	Geary silty clay loam, 11 to 30 percent slopes	5.98	7.48	0	52	6e
3820	Butler silt loam, 0 to 1 percent slopes	4.63	5.79	0	70	2w
3866	Hastings silt loam, 1 to 3 percent slopes	0.13	0.16	0	68	2e
TOTALS		79.96(*)	100%	-	59.76	3.12



Property Location Map



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