

**Farmers
National
Company™**

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L-2600097

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FOR MORE INFO!



LAND FOR SALE

93.4± Acres, Douglas County, Nebraska

OFFERED AT
\$1,214,200

Highlights:

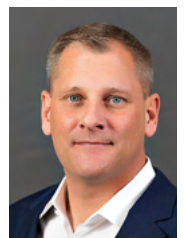
- Quality irrigated cropland
- Close to Omaha markets
- Recreational opportunities

For additional information, please contact:



Doug Hansen, AFM/Broker
(402) 290-9521
DHansen@FarmersNational.com

Eric Mueller, Auctioneer/Broker
(402) 660-1044
EMueller@FarmersNational.com



Co-Brokered with Staci Mueller, BHHS Ambassador Real Estate

Property Information

Location:

From the intersection of Highway 92 and 252nd Street, go one mile south to F Street, then one-half mile east to the northwest corner of the farm on the south side of the road.

Legal Description:

SEC-TWN-RGE 04-14-10 -EX IRREG SESTLY 1841.23 FT & EX TRIANG 135.2 X 334.6 FT TRT NE COR- W 1/2 NE 1/4 41.89 AC
and
EXC IRR E 844.48 S 875 FT SENW- & -EXC N 575.88 W 810.39 FT NENW- & - EXC IRR E 349.48 W 1159.87 N 655.53 FT NENW- & -EX IRR SOUTHERLY 30.97 AC APPROX LYING N & W OF CREEK IN W 1/2 E 1/2 NW 1/4- NW 1/4 SEC 04-14-10
and
EX N 575.88 FT- IRREG W 659.8 FT LYING N & W OF CREEK E 1/2 NW 1/4 SEC 04-14-10 30.97 AC APPROX.

Property Description:

Productive cropland, most under center pivot irrigation, located close to Omaha markets giving the farm potential for specialty crops / truck farming.



Farm Data:

Cropland	89.57 acres
Non-crop	<u>3.83 acres</u>
Total	93.40 acres

FSA Information:

	Base	Yield
Corn	84.6 acres	104 bushels
Soybeans	3.0 acres	35 bushels

Improvements:

- 1 - 4 tower 2013 Reinke center pivot with 950 hours in excellent condition.
- 1- 3 tower 2013 Reinke center pivot with 1529 hours in excellent condition.
- 1 - Valley 4 tower towable center pivot in good condition.
- 1- Valley 3 tower towable center pivot in fair condition.
- 2 -Irrigation wells

2025 Taxes:

\$7,419.86

Price:

\$1,214,200.00



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



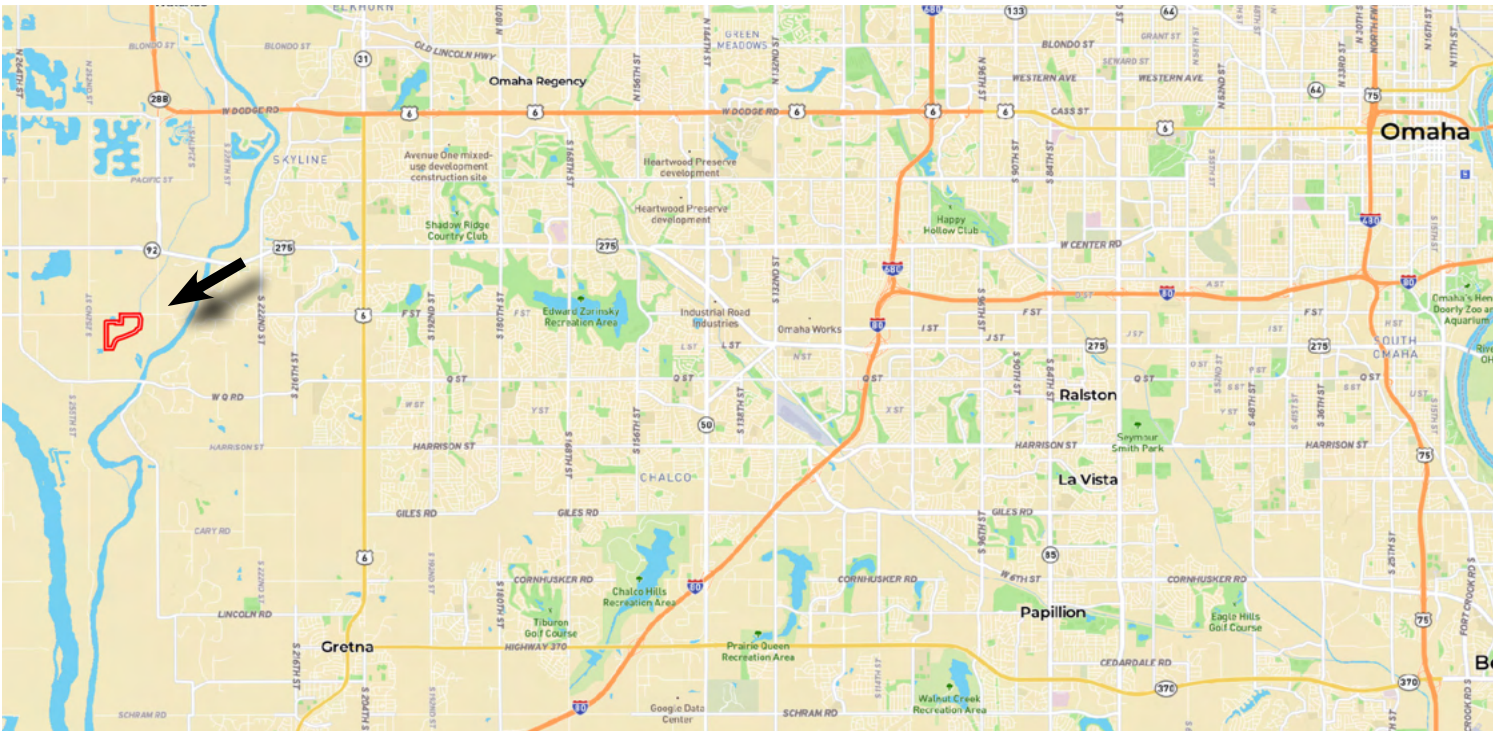
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6452	Clamo-Zook-Kezan silty clay loams, occasionally flooded	18.36	19.84	0	71	2w
8410	Alda-Platte-Lex complex, occasionally flooded	17.01	18.38	0	42	3w
8480	Gibbon-Wann complex, occasionally flooded	15.61	16.87	0	72	2w
6460	Inglewood-Novina complex, occasionally flooded	12.77	13.8	0	61	4e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.62	11.48	0	82	2w
8443	Cass-Wann fine sandy loams, occasionally flooded	7.8	8.43	0	63	2w
8594	Wann-Caruso-Ingelwood complex, occasionally flooded	5.58	6.03	0	62	2w
8442	Cass-Novina complex, occasionally flooded	2.52	2.72	0	73	2w
3537	Gibbon silty clay loam, occasionally flooded	1.23	1.33	0	79	2w
9901	Fluvaquents sandy and Aquolls silty, frequently flooded	1.02	1.1	0	25	6w
8510	Lex-Platte complex, occasionally flooded	0.02	0.02	0	42	3w
TOTALS		92.54(*)	100%	-	64.16	2.5



Property Location Map



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