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L-2600116



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FOR MORE INFO!



# LAND FOR SALE

**158.49± Acres, Antelope County, Nebraska**

OFFERED AT  
**\$5,500**  
Per Acre

## Highlights:

- Full Possession for 2026!
- Diversified Farm with Pasture and Dryland
- Good Local Markets



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# Property Information

## Location:

From Tilden, go north on 534th Road 1.5 miles to 845th Road and turn west. Follow 845th Road for 3.5 miles west to 531st Road and turn north. The farmland will be approximately 1.5 miles north on the east side of the road. Look for signs.

## Legal Description:

SE4NW4 and N2SW4 SE4SW4, all in Sec. 27, Twp. 25N, Rge. 5W in Antelope County, Nebraska. 39.11+/- acres and 119.38+/- acres. Parcel IDs: 000353300 and 000353600.

## Property Description:

This property between Tilden and Oakdale contains pasture, grassland, and dryland with full possession for 2026! This property is a great addition for anyone looking to expand their land portfolio or for a beginning farmer or rancher.

## Farm Data:

Cropland	93.93 acres
Hayland	31.96 acres
Pasture	31.05 acres
Non-crop	<u>1.55 acres</u>
Total	158.49 acres

## FSA Information:

	<b>Base Acres</b>	<b>Yield</b>
Corn	TBD	120 bushels
Soybeans	TBD	36 bushels

\*FSA will need to recon the base acres

## 2025 Taxes:

Parcel ID: 000353300 \$1,493.56

Parcel ID: 000353600 \$3,049.80

## Price:

\$871,695 or \$5,500 per acre



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



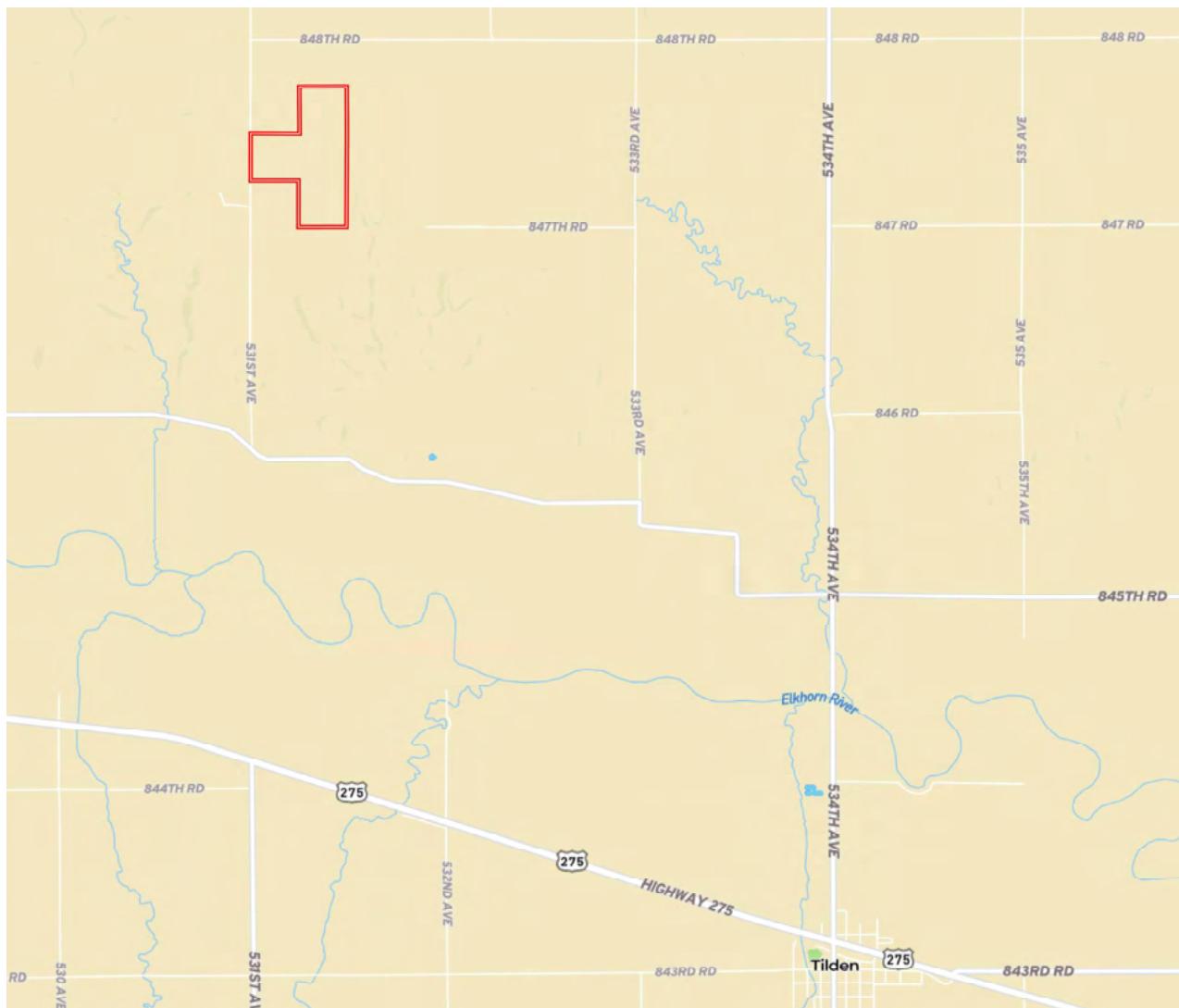
## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6697	Crofton-Nora complex, 17 to 30 percent slopes	61.88	39.11	34	40	6e
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	56.08	35.44	0	56	4e
6749	Nora silt loam, 11 to 17 percent slopes	24.86	15.71	0	73	4e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	11.42	7.22	47	65	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	3.04	1.92	0	37	6e
6767	Nora silty clay loam, 6 to 11 percent slopes	0.94	0.59	0	75	3e
TOTALS		158.2 2(*)	100%	16.69	52.81	4.81



## Property Location Map



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