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L-2600117



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# LAND FOR SALE |

**148.86± Acres**

**Thurston and Burt Counties, Nebraska**

**OFFERED AT  
\$10,000  
Per Acre**

## Highlights:

- Two tracts with full possession for 2026!
- Good dryland farms
- Close access to paved roads and local grain elevators



**For additional information, please contact:**

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AClausen@FarmersNational.com**

# Property Information

## Directions to Property:

**Tract 1:** From Rosalie, take the paved P Avenue east out of town for approximately 2 miles. Farm is located north of the blacktop. Look for signs.

Or, from the intersection of Highway 51 and Highway 77 travel north 4 miles on Highway 77. Turn west onto the paved P Avenue and travel 0.25 miles. Farm is located on the north side of the blacktop. Look for signs.

**Tract 2:** From Lyons cross Hwy 77 and travel east on the paved County Road RS for 2 miles. Turn south onto County Road 15 and travel 1.5 miles. Farm is located on the west side of the road. Look for signs.

## Legal Description:

**Tract 1:** SW4SE4 Less Hwy of Sec. 12, Twp. 24N, Rge. 8E of Thurston County, Nebraska, 36.82+/- acres. PID: 002500026

**Tract 2:** PTN2NE4 EXTR & S2NE4 of Sec. 32, Twp. 23N, Rge. 9E of Burt County, Nebraska, 112.04+/- acres. PID: 422201600

## Property Description:

Here is a great opportunity to buy farms in Thurston or Burt County with full possession for 2026 and have close access to paved roads! Both tracts are excellent opportunities for a beginning farmer or for the producer who is looking to further expand their operation!

**Tract 1**



## Farm Data:

### Tract 1:

Cropland	35.69 acres
Non-crop	<u>1.63 acres</u>
Total	37.32 acres

### Tract 2:

Cropland	109.87 acres
Non-crop	<u>2.17 acres</u>
Total	112.04 acres

## FSA Information:

### Tract 1

	<b>Base</b>	<b>Yield</b>
Corn	17.40 acres	158 bushels
Soybeans	16.70 acres	48 bushels

### Tract 2

	<b>Base</b>	<b>Yield</b>
Corn	acres TBD	144 bushels
Soybeans	acres TBD	41 bushels

FSA will need to recon the base acres

## 2025 Taxes:

**Tract 1:** \$1,822.54

**Tract 2:** \$5,685.56

## Price:

**Tract 1:** \$10,000/ac or \$368,200

**Tract 2:** \$10,000/ac or \$1,120,400

**Tract 2**



### Tract 1 Aerial Map

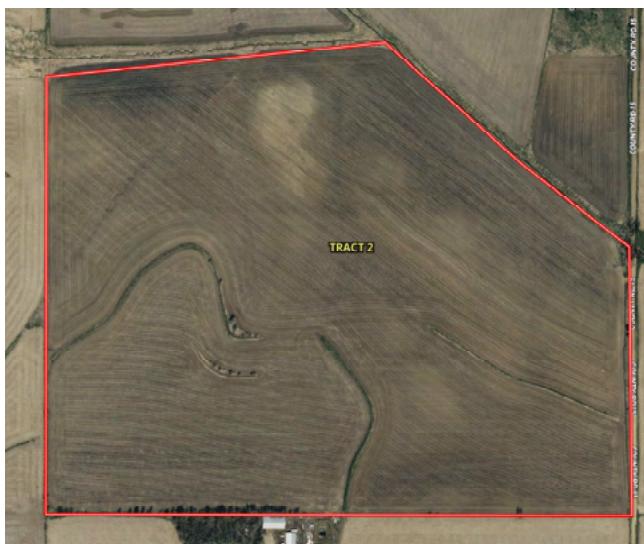


### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6750	Nora silt loam, 11 to 17 percent slopes, eroded	16.44	44.56	48	63	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.24	30.47	91	76	2e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	5.27	14.29	0	67	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	3.79	10.27	52	67	3e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	0.15	0.41	0	56	4e
TOTALS		36.89( * )	100%	54.46	67.91	3.29

### Tract 2 Aerial Map

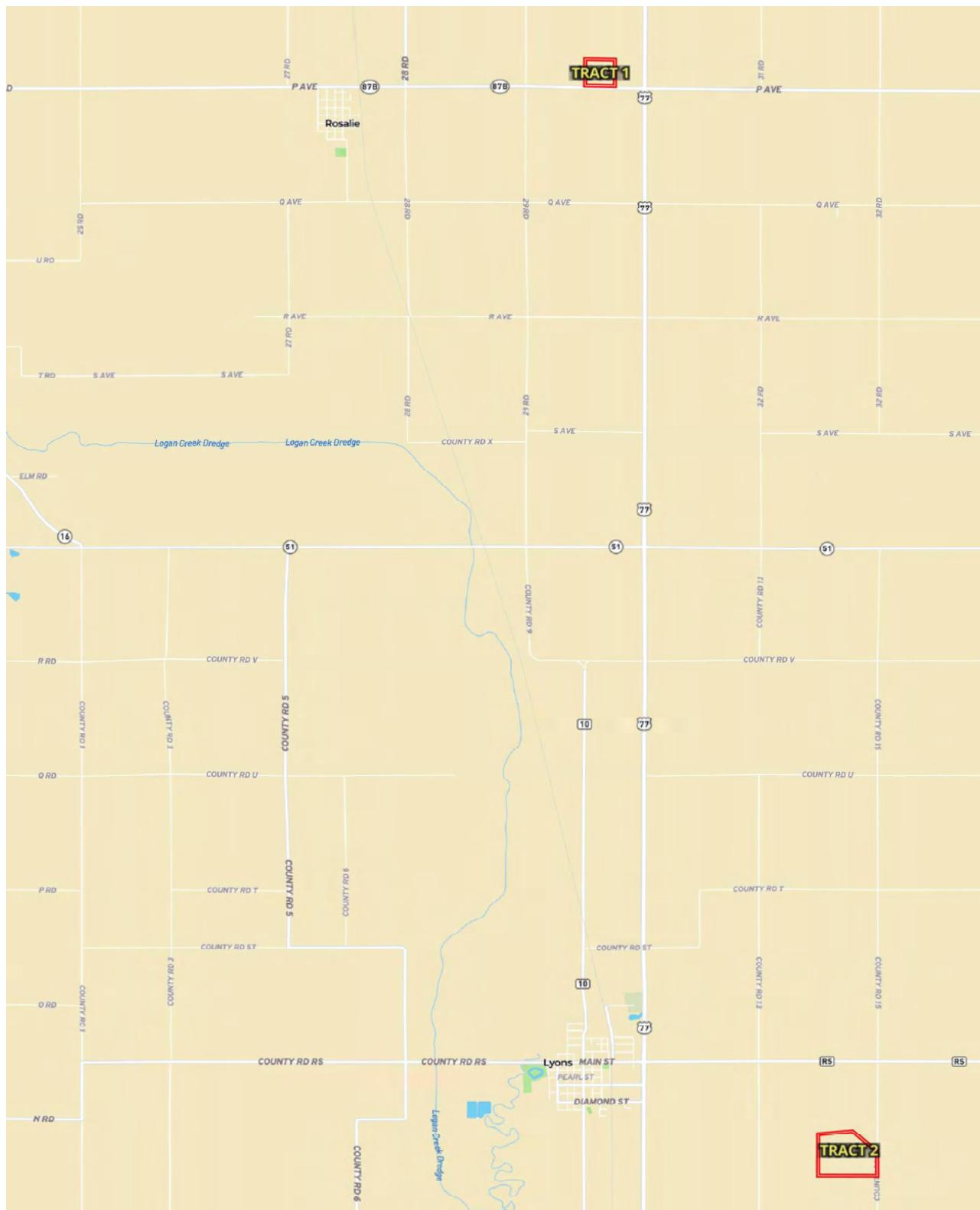


### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	31.46	28.77	91	76	2e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	23.9	21.86	52	67	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	22.63	20.7	67	75	2e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	17.43	15.94	0	63	3e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	7.62	6.97	0	64	2e
6401	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.29	5.75	0	80	2w
TOTALS		109.3 3(*)	100%	51.42	71.14	2.38

# Property Location



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