



**Farmers
National
Company™**

www.FarmersNational.com

L-2600117

**SCAN THE QR CODE
FOR MORE INFO!**



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:

Amanda Clausen, AFM/Agent | (402) 380-6076

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!

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	Base	Yield
Corn	17.40 acres	158 bushels
Soybeans	16.70 acres	48 bushels
Tract 2	Base	Yield
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

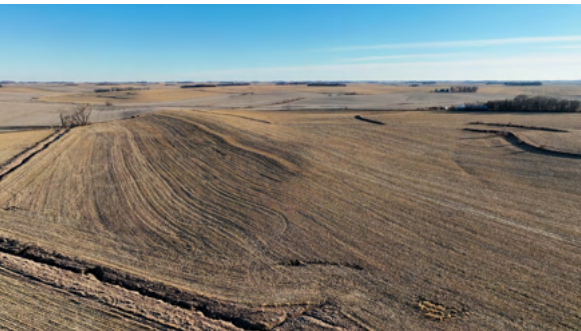
Price:

Tract 1: \$10,000/ac or \$368,200
Tract 2: \$10,000/ac or \$1,120,400

Tract 1



Tract 2



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.

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

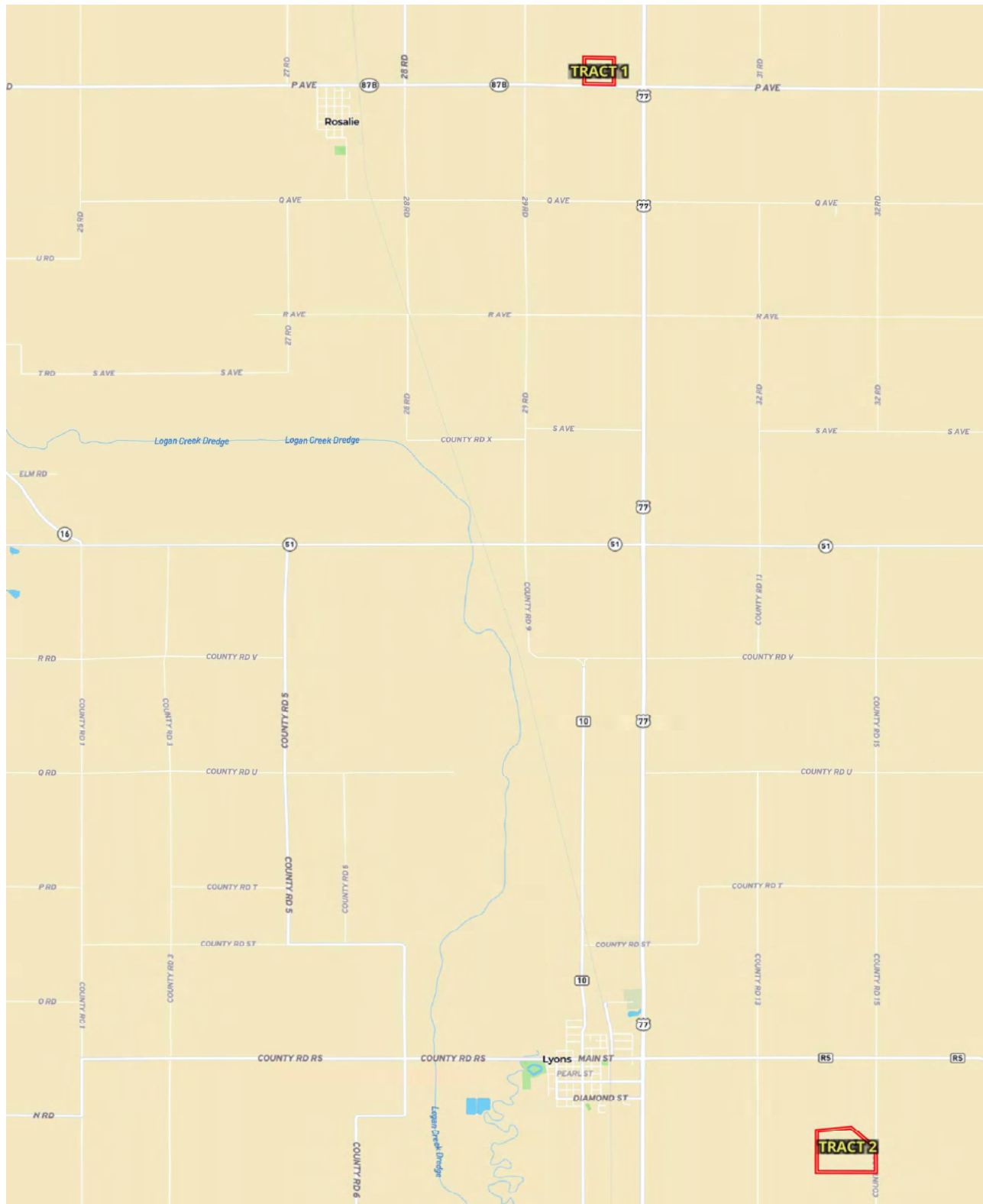


Tract 2 Soil Map



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		109.33(*)	100%	51.42	71.14	2.38

Property Location



www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**