



**Farmers
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L-2600173

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FOR MORE INFO!



LAND FOR SALE

160± Acres, Johnson County, Nebraska

OFFERED AT
\$11,500
PER ACRE

Highlights:

- Irrigated quarter with 8 tower Reinke pivot, diesel power unit and pump included
- Rolling topography, tiled, and terraced - excellently managed and maintained
- 94% Class III soils (mostly Wymore), strong appeal, and close to grain markets
- An excellent farm to add to your holdings!

For additional information, please contact:

Jerry Wiebusch, Agent | (402) 430-8489

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Property Information

Directions to Property:

From Sterling, Nebraska, one mile north on County 611 Avenue to County Road 735, then one mile east on 735 Road (the farm is on the south side of the Road).

Legal Description:

NE1/ 4 Section 24-T6N-R9E (160+/- acres), Johnson County, Nebraska.

Property Description:

Well-managed property, clean with most all conservation work completed. A very high-percent tillable property with approximately 96% being farmed. Easy to get to with County Road on two sides.

Farm Data:

Cropland	155.0 acres
*Other	<u>5.0 acres</u>
Total	160.00 acres

* Small windbreak, field road, and small water-way in southwest corner of field.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Soybeans	119.5 acres	51 bushels

Base to be split with acreage per FSA

Improvements:

8 tower Reinke center pivot, 5.9 Cummings diesel engine, irrigation well and pump.

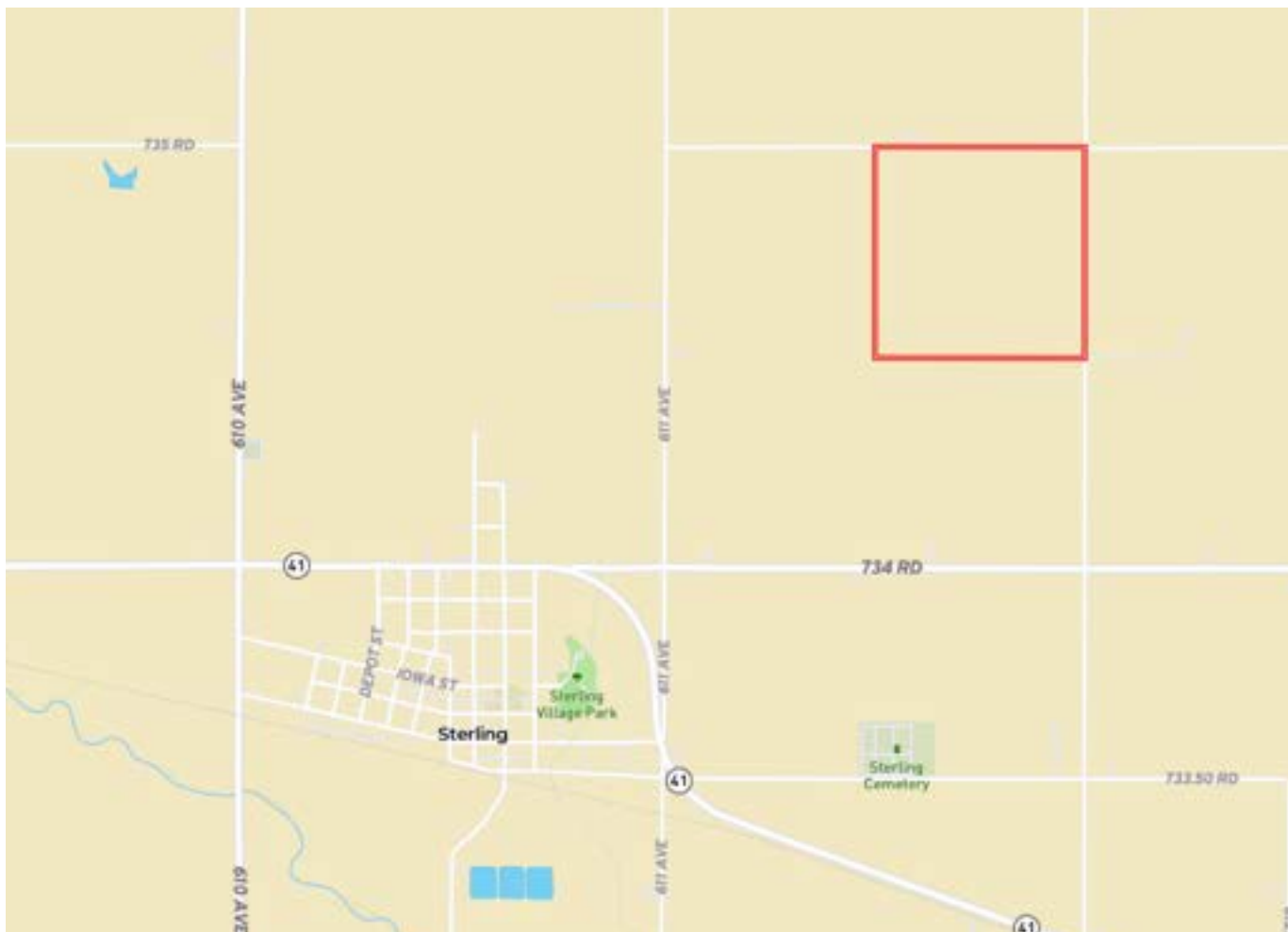
2025 Taxes: \$8,229.42

Price: \$11,500.00 per acre

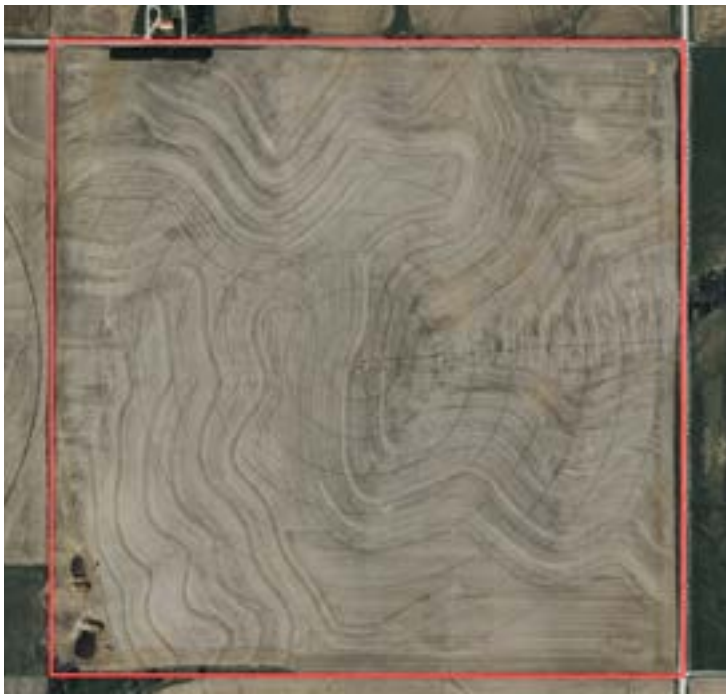
Agent Comments:

This is a good farm with mostly strong soils, irrigated and high percent tillable. This is the kind to add to your holding. Rolling, terraced, tilled, and watered!!

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7693	Wymore silty clay loam, 2 to 6 percent slopes	111.18	69.64	0	64	3e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	37.35	23.39	0	46	3e
7669	Mayberry clay loam, 3 to 11 percent slopes	7.87	4.93	0	55	4e
7418	Morrill clay loam, 6 to 11 percent slopes	2.58	1.62	0	67	3e
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	0.66	0.41	0	64	4e
TOTALS		159.64(*)	100%	-	59.39	3.05



Dryland Corn



Irrigated Corn

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