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LAND FOR SALE

412.83± Acres, Red Willow County, NE

OFFERED AT
\$1,100,000

Highlights:

- Exceptional native pasture and dry cropland farm
- Gravel road access
- Excellent fences and water system



For additional information, please contact:

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Property Information

Directions to Property:

From Indianola, head south on the blacktop road 397 for 6.5 miles. Head east on road 712 for 2 miles. Property starts on the north side of the road and continues straight through the dead end.

Legal Description:

SE 1/4 OF THE SE1/4 9-2-27 , E1/2 & SW1/4 OF SW1/4 10-2-27, NE1/4 & E1/2NW1/4 15-2-27 All In The Missouri Ridge Precinct, Red Willow County, Nebraska

Property Description:

This 412.83± acre combination farm in southern red willow county features excellent native pasture paired with productive, terraced dry cropland. Good gravel road access provides reliable year-round access for equipment and livestock. The pasture offers uniform grass quality fenced by 4-wire barbed wire and wooden and steel posts in excellent shape. The terraced cropland is currently summer-fallowed and ready to be seeded this spring. The blend of pasture and cropland offers diversity for both livestock and grain production. There is also good hunting potential for whitetail and mule deer. This is a good representation of red willow county dryland and pasture.



Farm Data:

Cropland	119.26 acres
Pasture	283.56 acres
Non-crop	<u>10.01 acres</u>
Total	412.83 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	36.24 acres	48 bushels per acres
Corn	53.40 acres	91 bushels per acres

Improvements:

Corrals and submersible well and tanks will sell with the property. A water line has been ran from the main stocktank and well to the west and east for efficient watering. A tank just needs to be installed to the west.

2025 Taxes:

\$2,362.70

Location Map

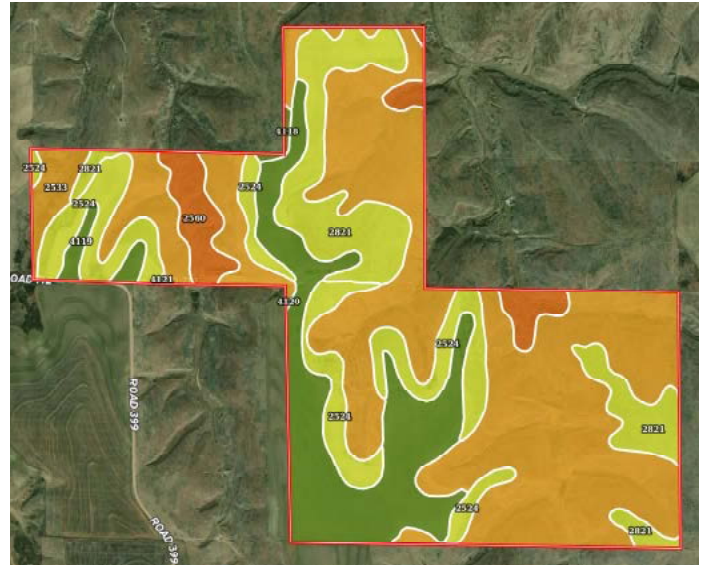


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
2533	Coly silt loam, 11 to 30 percent slopes	209.25	50.77	0	53	6e
4119	Holdrege and Keith silt loams, 1 to 3 percent slopes, eroded	73.09	17.73	0	50	2e
2524	Coly silt loam, 3 to 11 percent slopes	54.25	13.16	0	68	4e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	53.54	12.99	0	59	4e
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	20.69	5.02	0	32	7e
4118	Holdrege and Keith silt loams, 1 to 3 percent slopes	1.09	0.26	0	60	2e
4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	0.16	0.04	0	51	3e
4120	Holdrege and Keith silt loams, 3 to 7 percent slopes	0.12	0.03	0	70	3e
TOTALS		412.19(*)	100%	-	54.19	4.81



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