



**Farmers
National
Company™**

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L-2600248

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FOR MORE INFO!



LAND FOR SALE

227.44± Acres, Otoe County, Nebraska

OFFERED AT
\$7,750
PER ACRE

Highlights:

- Good row crop farm, terraced with grass water-ways. Well managed with high appeal!
- Great location and close to grain markets.
- Also offers beautiful lake with strong habitat, great for recreation. Outdoorsman deluxe!

For additional information, please contact:

Jerry Wiebusch, Agent | (402) 430-8489

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Property Information

Directions to Property:

Approximately 3 miles North of Unadilla, Nebraska on County Rd 20 and 1 mile West to County Rd 18 and 1 mile North. Farm is Between C and B Rds on County Rd 18.

Legal Description:

Irregular Tract in W1/2 (Less 3 Tracts) (227.44+ Acres) Section 10-T9N-R10E Otoe County, Nebraska

Property Description:

Terraced with some trees and lake. Great for the private hunter! Much appeal, some CRP and Filter Strips Expiring in 2026.

Farm Data:

Cropland 228.75 acres
CRP 20.94 acres
Other 32.96 acres (Timber, Lake, Etc.)
Total 282.65 acres

*All bases will be split between Tract 1 and Tract 2.
Tract 2 is 60 acres attached to the South. NOT being sold or included.

FSA Information:

	Base	Yield
Corn	109.52 acres	95 bushels
Soybeans	109.73 acres	30 bushels

All bases and yields will be split by FSA between Tract 1 and Tract 2.

CRP:

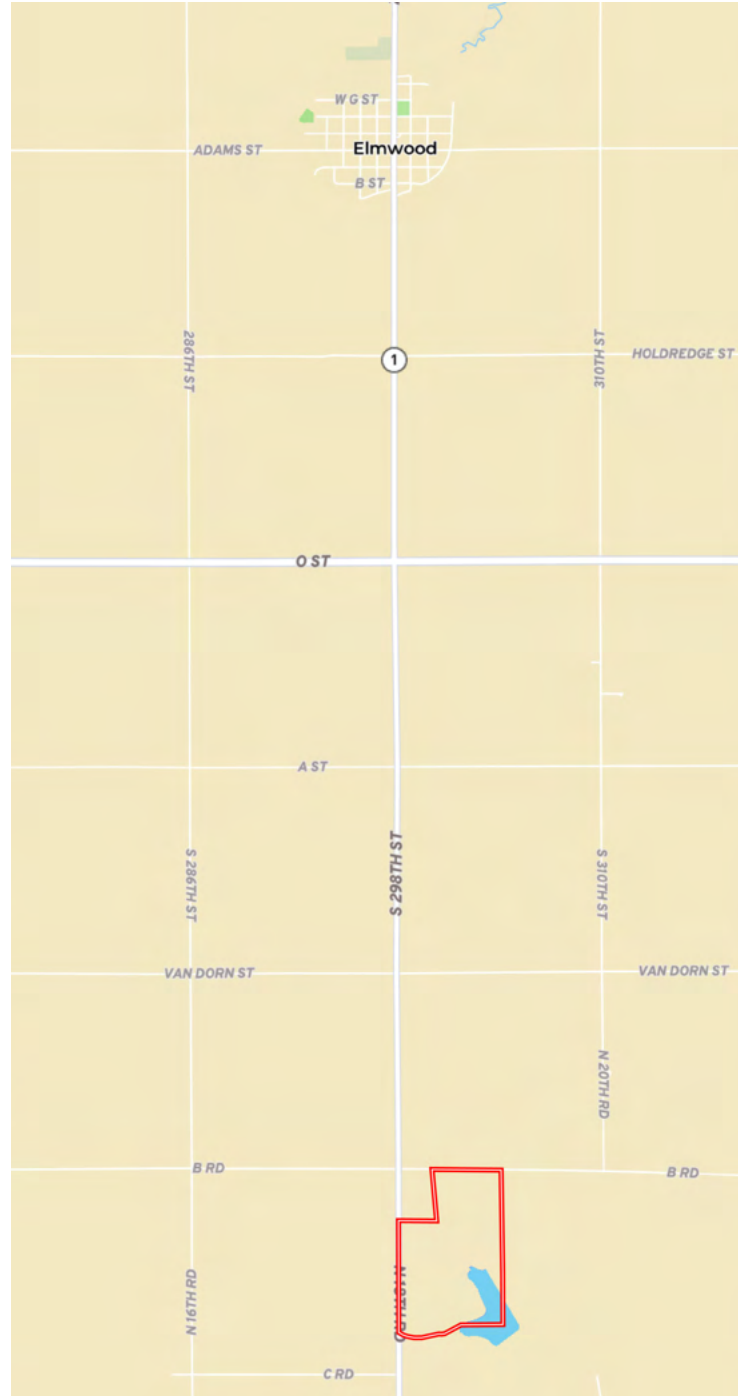
Program Acres	Annual Payment	Expiration
20.94	\$191.00-223.00/ac	2026

These acres will be split by FSA between Tract 1 and Tract 2.

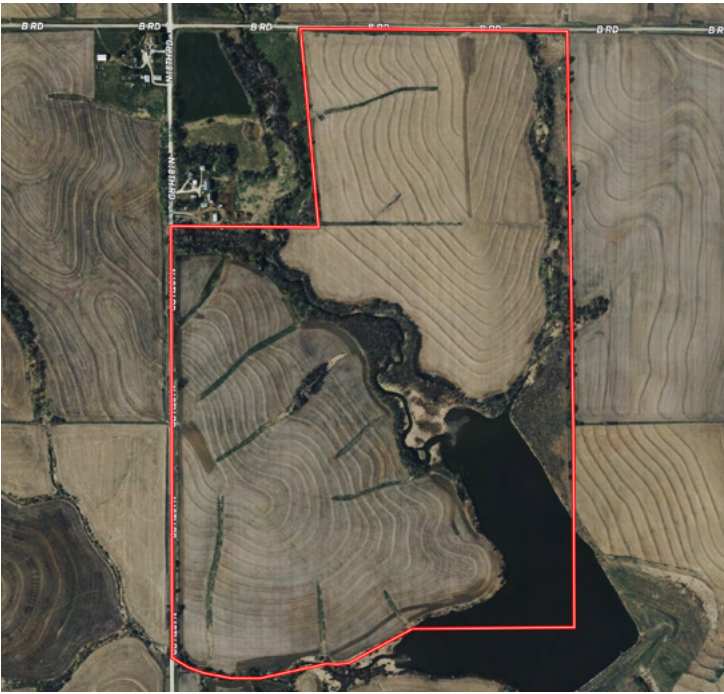
2025 Taxes: TBD

Price: \$7,750.00 per acre

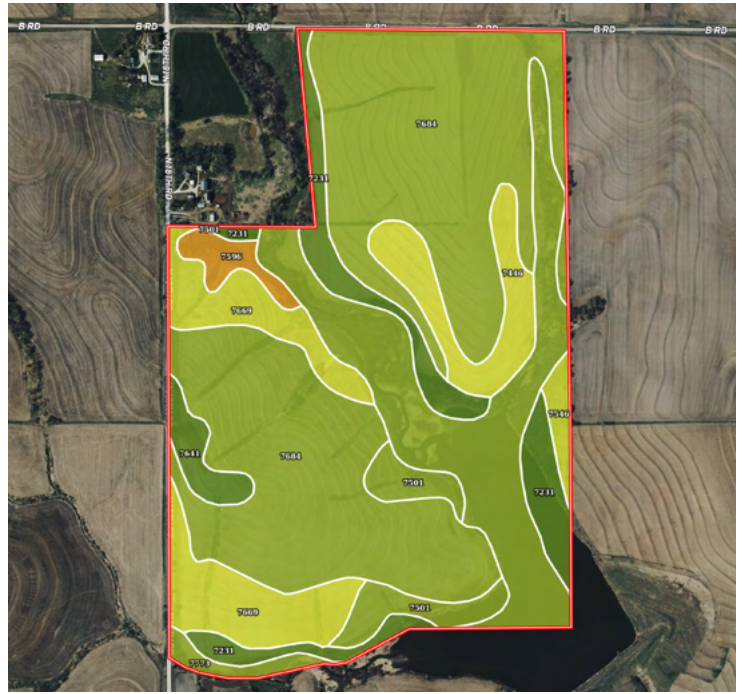
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	109.4 3	48.84	0	61	3e
7773	Colo-Nodaway complex, frequently flooded	41.17	18.37	0	56	3w
7669	Mayberry clay loam, 3 to 11 percent slopes	22.93	10.23	0	62	4e
7231	Judson silt loam, 2 to 6 percent slopes	18.98	8.47	0	78	2e
7446	Morrill-Malmo, eroded, complex, 3 to 11 percent slopes	12.06	5.38	0	60	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	8.88	3.96	0	46	3e
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	4.38	1.95	0	59	2e
7596	Shelby clay loam, 17 to 30 percent slopes	3.74	1.67	0	47	6e
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	2.5	1.12	0	57	4e
TOTALS		224.0 7(*)	100%	-	60.66	3.11



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