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FOR MORE INFO!



LAND FOR SALE

114.23± Acres, Lancaster County, Nebraska

OFFERED AT
Tract 1: \$7,500/ac
Tract 2: \$17,500/ac

Highlights:

- **Tract 1: Good Row Crop Farm with Beautiful Timbered areas. Great For Hunting and Many Outstanding Building Sites for a Cabin or Country Home. Close to Lincoln and Hard Surfaced Rds. A Lot of Possibilities and Opportunities! (Mostly Class 3 Soils, Close to Grain Markets)**
- **Tract 2: Outstanding Bottom Farm with Mostly Class 2 Soils. Located on Sattillo Rd. A Very Productive Farm with some trees along Creek and Trails. With Location, this property offers Many Opportunities! (This is a High Percent Tillable, very Productive Farm today- with a wide Range Potential for the Future!)**

For additional information, please contact:

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Property Information

Directions to Property:

Tract 1: South Lincoln to Hwy 77 and Saltillo Rd. than 4 West to SW42 St, 2 Miles South to Wittstruck Rd., and 1 Mile West. (Farm is on the corner of SW 58th and Wittstruck Rd.) Tract 2: South edge of Lincoln, Ne.(27th Street and Saltillo Rd.) South side of St!

Legal Description:

Tract 1: Lot 6 SW Section 7-T8N-R6E (65.67+/-Acres) AND Tract 2: Lots 55 & 56 NW Section 6-T8N-R7E (48.56+/-Acres) Lancaster County - Nebraska (Title Insurance to Govern Final Legals)

Property Description:

Attention: Investors and Farmers! Tract 1: Good Farm, Great for the private Hunter! Much Appeal and privacy for a County Home. Tract 2: Outstanding Farm today with Many Ideas for the Long Term! Both Tracts have something to Offer!

2025 Taxes:

Tract 1: \$3,295.78

Tract 2: \$2,193.10

Farm Data:

Tract 1

Cropland	52.12 acres
Other	13.55 acres (Timber, Grass, Etc.)
Total	65.67 acres

Tract 2

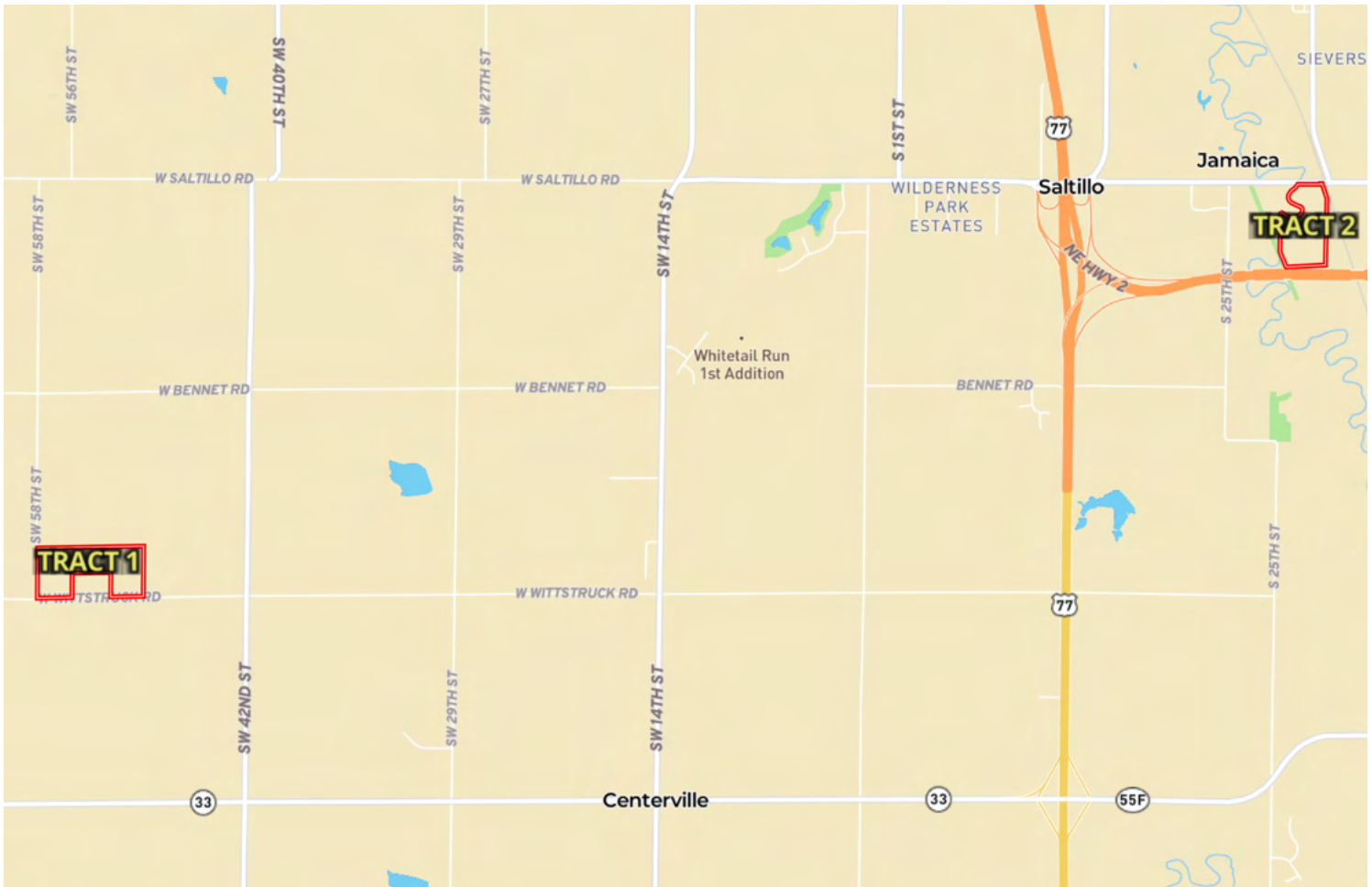
Cropland	42.12 acres
Other	6.44 acres (Timber, Grass, Etc.)
Total	48.56 acres

FSA Information:

Tract 1	Base	Yield
Corn	26.05 acres	90 bushels
Soybeans	26.05 acres	27 bushels
Grain Sorghum	.02 acres	75 bushels

*All bases and yields for Tract 2 will be split by FSA between another farm.

Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	37.27	56.87	0	61	3e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	13.36	20.38	0	46	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	7.78	11.87	0	64	2e
7211	Burchard-Nodaway complex, 2 to 30 percent slopes	7.15	10.91	0	50	6e
TOTALS		65.56(*)	100%	-	57.12	3.21

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7890	Zook silt loam, occasionally flooded	25.78	53.22	0	47	2w
7050	Kennebec silt loam, occasionally flooded	15.51	32.02	0	94	2w
9999	Water	5.27	10.88	0	-	-
7099	Zook silty clay loam, occasionally flooded	1.12	2.31	0	43	2w
7867	Nodaway silt loam, channeled, frequently flooded	0.76	1.57	0	48	6w
TOTALS		48.44(*)	100%	-	56.86	2.07

Tract 1



Tract 2



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