



**Farmers
National
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L-2600360

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LAND FOR SALE

200± Acres, Hall and Howard Counties, Nebraska

OFFERED AT
\$2,750,000

Highlights:

- Turn-Key 3,000 Head NDEQ Permitted Feedlot
- Pivot Irrigated Farmland
- Great Opportunity for Producers to Expand Their Feeding Capacity



For additional information, please contact:

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Property Information

Directions to Property:

From Cairo, Nebraska, 3 miles north on Hwy 11, then east on Loup River Road 2 1/2 miles. Property is on north and south sides of Loup River Road. 11929 W Loup River Road, Dannebrog, NE 68831.

Legal Description:

Part of the NW 1/4, Section 4, T 12 N, R 11 W of the 6th P.M. Hall County, NE and Part of the SW 1/4, Section 34, T 13 N, R 11 W of the 6th P.M. Howard County, NE.

Property Description:

Excellent opportunity to purchase a turn-key feeding operation in the heart of cattle feeding country. Property includes 3,000 head NDEQ permitted feedlot with settling basin with electric pump, detention pond with electric pump. 14' x 80' truck scale. Crowd tub with loading chute and Silencer squeeze chute. Electric grain unloading conveyor, electric 48' roller mill and electric 10' x 71' Westfield auger. 4,500 feet of concrete feed bunks and slabs. All steel fences. 11 smaller starter pens and 10 large finishing pens. A 240' x 140' concrete slab for feed storage.. An 80' x 100' concrete feed slab for feed storage. A 30' x 60' feed storage shed. A 50' x 80' heated shop with a 14' x 20' overhead door and a 14' x 14' overhead door. A 18' x 62" heated and cooled office and workroom with bathroom. 18' x 18' covered overhang area. A 14' x 30' heated well house with storage. An 8' x 14' scale house. Liquid feed tank and pump. 119 acres of irrigated cropland with Valley pivot, John Deere diesel engine, 60 Hp rated Amarillo gear head, 8' Western Land Roller pump, additional well for supplementary water with submersible pump. Rare opportunity to acquire cattle facility that is ready for cattle day 1.

Improvements:

Shop, Office, Truck Scale, Scale House, Feed Building, Well House, Cattle working facility, Pens and Feed Bunks and Concrete feed storage slabs.

Building	Condition	Year Built
Heated Shop	Good	2013
Office	Good	2013
Scale House	Good	2016
Feed Storage	Average	2011

Farm Data:

Cropland	137.65 acres
Non-crop	9.35 acres
Feedlot	53.00 acres
Total	200.00 acres

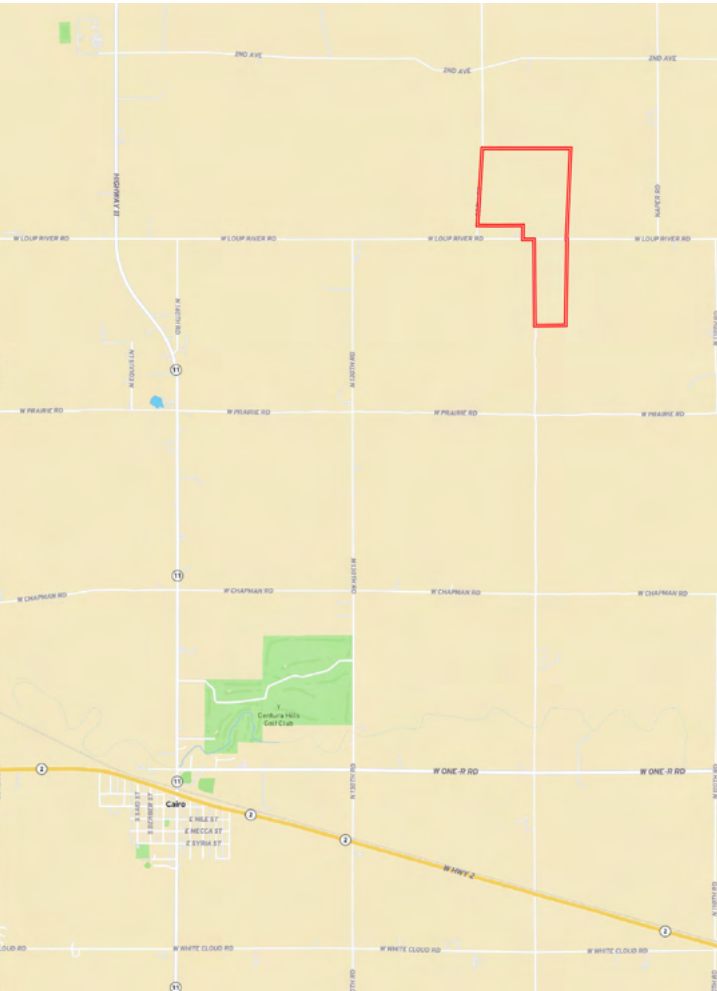
FSA Information:

Crop	Acres	Yield
Corn	112 ac	141 bushels

Price: \$2,750,000.00

Taxes: \$6,738.30

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



|  Boundary 201.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	lpage loamy fine sand, 0 to 3 percent slopes	79.11	39.35	0	30	4e
4775	Valentine and Thurman soils, 0 to 17 percent slopes	72.13	35.88	0	28	6e
4867	Valentine-Libory complex, 0 to 9 percent slopes	27.41	13.63	0	35	6e
8925	Simeon loamy sand, 0 to 3 percent slopes	22.33	11.11	0	31	6s
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	0.06	0.03	0	47	4w
TOTALS		201.0 4(*)	100%	-	30.08	5.21



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