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C O M P A N Y

— LEADERS IN LAND —

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L-2600383

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LAND FOR SALE

160± Acres, Richardson County, Nebraska

OFFERED AT
\$1,185,000

Highlights:

- High quality row crop farm with strong yield history
- Excellent recreational property with strong ROI
- Productive Soil Types



For additional information, please contact:

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Property Information

Directions to Property: From Verdon, Nebraska travel 1 mile east and turn north on 647th Ave. Travel 2 Miles and the farm is located on the west side of 647th Ave and north side of 714th Road.

Legal Description:

35-3-15 160A SE1/4

Detailed Property Description: Here is your chance to own a very nice row crop farm. This farm features nearly 124 tillable acres. Dominant soil types are Morrill, Judson and Marshall. This farm borders areas with timber and water sources, making it a desirable tract for recreational purposes.

Farm Data:

Cropland	123.79 acres
Hayland	25.15 acres
Non-crop	11..06 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	50.47 acres	154 bushels
Soybeans	42.13 acres	48 bushels

Price: \$1,375,000.00

Taxes: \$5,381.46

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
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	36.34	22.53	0	59	4e
7231	Judson silt loam, 2 to 6 percent slopes	31.75	19.69	0	78	2e
7431	Morrill soils, 6 to 11 percent slopes, eroded	22.12	13.72	0	64	3e
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	15.17	9.41	0	86	3e
7497	Pawnee and Malmo clay loams, 3 to 11 percent slopes, eroded	13.87	8.6	0	52	4e
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	13.57	8.41	0	67	3e
7259	Deroiin silty clay loam, 6 to 11 percent slopes, severely eroded	10.2	6.32	0	67	4e
7153	Kennebec silt loam, rarely flooded	9.15	5.67	0	94	1
8019	Marshall silty clay loam, 2 to 6 percent slopes	4.45	2.76	0	96	2e
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	2.76	1.71	0	72	4e
7495	Pawnee and Mayberry clay loams, 3 to 11 percent slopes, eroded	1.91	1.18	0	50	3e
TOTALS		161.2 9(*)	100%	-	69.67	3.05

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