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FOR MORE INFO!



LAND FOR SALE

73.96± Acres, Lancaster County, Nebraska

OFFERED AT
\$900,000

Highlights:

- Productive cropland with minimal margin acres. Excellent terrace and tile intake conservation system.
- Close to good grain markets and transportation routes.
- Investor quality acres in a good state of fertility.



For additional information, please contact:
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Property Information

Directions to Property: Located 1/4 mile north of the intersection of Alvo Road and 162nd Street. Waverly, Nebraska, is 1.25 miles to the northwest.

Legal Description: Lot 5 SW of Section 26-T11-R8

Property Description: Top notch agricultural property located in excellent farming area.

Farm Data:

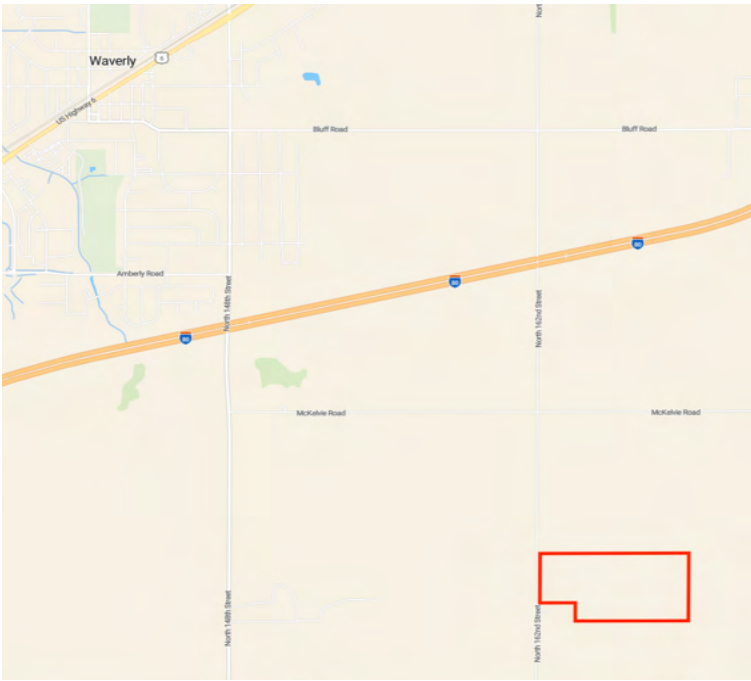
Cropland	73.30 acres
Non-crop	<u>.66 acres</u>
Total	73.96 acres

FSA Information: Tract 20706, Farm #6399

	Base	Yield
Corn	35.7 acres	158 bushels
Soybeans	35.7 acres	43 bushels

2025 Taxes: \$3,861.38 **Price:** \$900,000

Location Map



Aerial Map



Soil 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.

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	7207	Aksarben silty clay loam, 6 to 11 percent slopes	79.4%	58.7	3e	4e
●	7206	Aksarben silty clay loam, 2 to 6 percent slopes	15.5%	11.5	2e	3e
●	7231	Judson silt loam, 2 to 6 percent slopes	5.1%	3.8	2e	--