

# LAND FOR SALE

## JK LAND SECTION SHERMAN COUNTY, NEBRASKA (TOP QUALITY PASTURE LAND)



**LOCATION:** 1 1/2 miles northeast of Hazard on State Highway 10, or 10 miles south and 3 miles west of Loup City.

**LEGAL DESCRIPTION:** All of Section 9-T13N-R15W of the 6th P.M., Sherman County, Nebraska

**PROPERTY DESCRIPTION:** Sherman County assessor indicates a total of 628.98 acres. Property consists entirely of hardland pasture, with good fencing and excellent livestock water availability.

**SOILS:** Soils consist primarily of Uly and Coly silt loams, with lesser amounts of Hord and Hobbs silt loams. Slopes range from 0-30%.

**IMPROVEMENTS:** A nice set of corrals are located in the southern portion of the property near Highway 10.

**LIVESTOCK WATER:** Livestock water is provided by four dams, a windmill, and a well equipped with an electric submersible servicing five water sites.

**TAXES:** 2016 Real Estate Tax - \$8,090.70

**LIST PRICE:** ~~\$1,572,500.00~~      \$1,446,700      Cash      **Price Reduced**

**COMMENT:** Productive range with excellent access and location. Border and cross fencing is in very good condition with the property divided into four pastures. (Grazing properties of this quality rarely come on the market.)

**CONTACT:** **Bart Woodward, Listing Agent (308) 233-4605**      **bart@agriaffiliates.com**  
Bryan Danburg, Kent Richter, Sales Associates

*Offered Exclusively By:*



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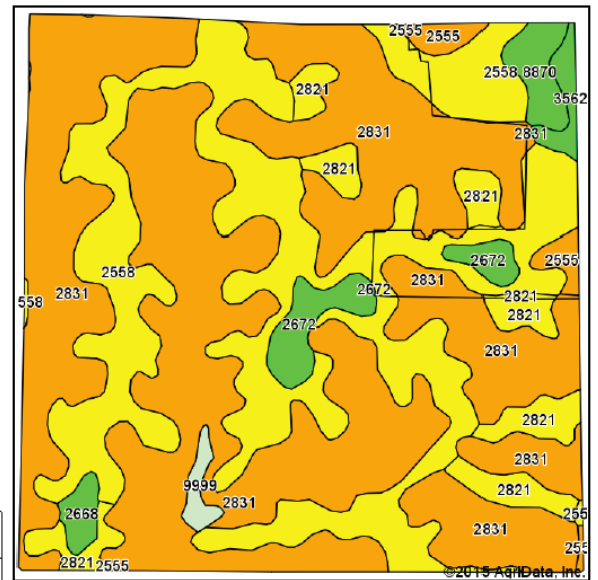
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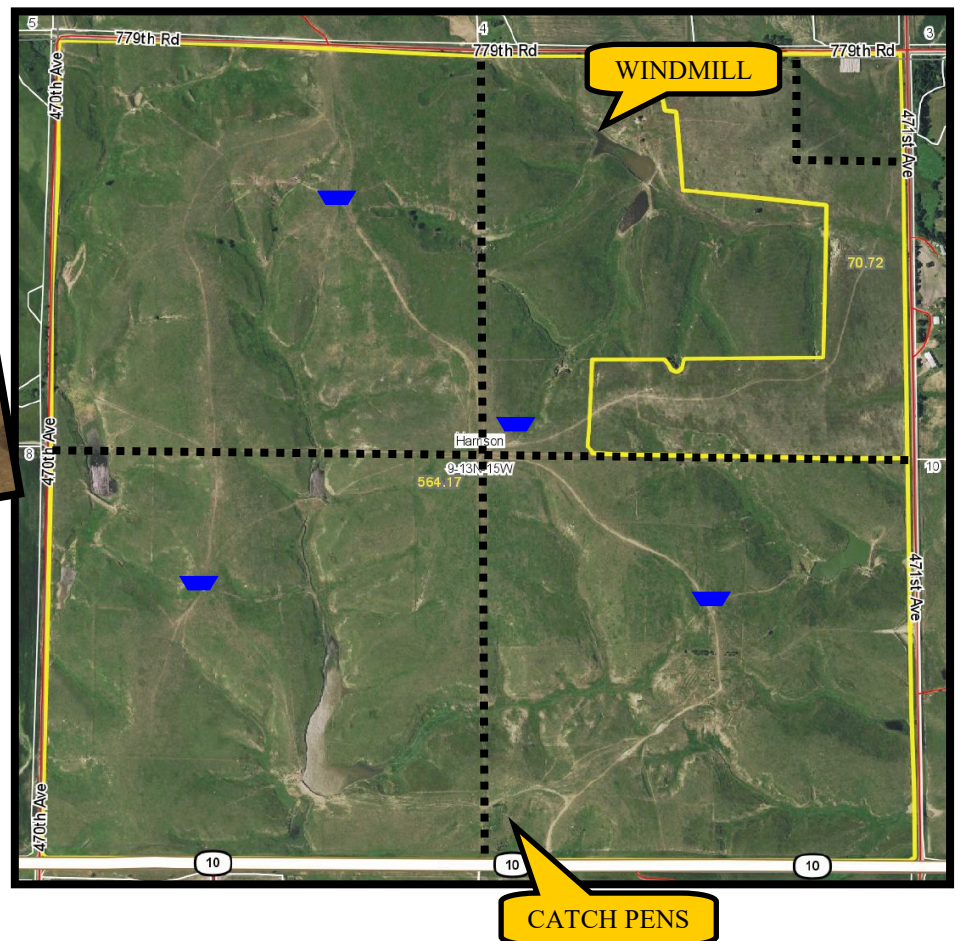
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Area Symbol: NE163, Soil Area Version: 13											
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	360.36	56.8%		Vle		24				
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	190.20	30.0%		IVe	IVe	56	2	28	28	23
2821	Uly silt loam, 6 to 11 percent slopes, eroded	37.01	5.8%		IVe	IVe	62	2	32	35	29
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	15.76	2.5%		IIIe	IIIe	68				
8870	Hord silt loam, 1 to 3 percent slopes	9.40	1.5%		IIe	IIe	74	4	53	55	41
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	8.32	1.3%		Vle		53				
3562	Hobbs silt loam, occasionally flooded, cool	5.29	0.8%		IIw	IIw					
2668	Holdrege silt loam, 1 to 3 percent slopes	4.70	0.7%		IIe	IIe	72				
9999	Water	3.85	0.6%				0				
Weighted Average							38	0.8	11	11.2	9.2



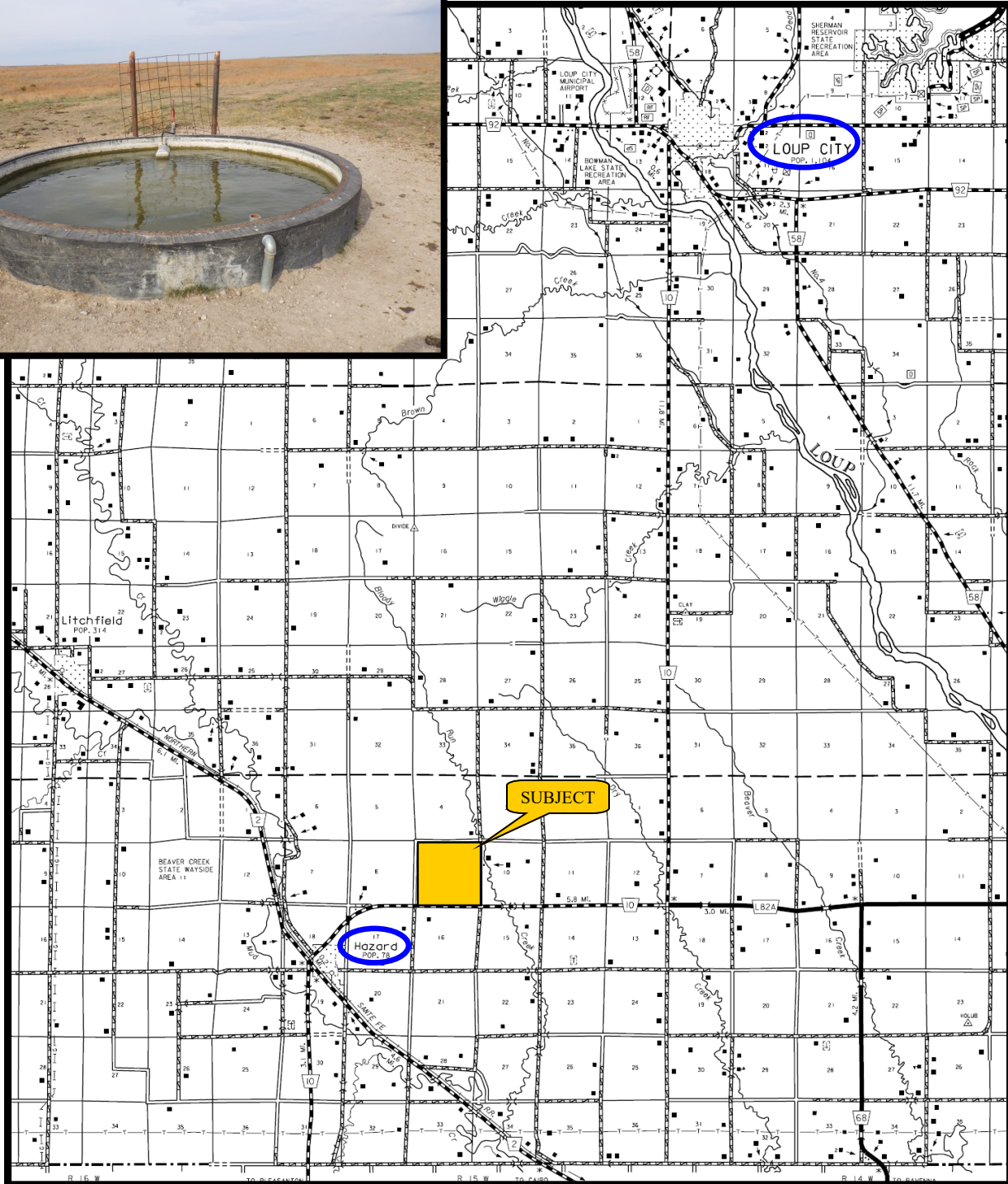
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