

FOR SALE

147 Acres+/- Beatrice, NE

This is an excellent location. The farm is located on Hwy 77 with access on the gravel road on the north side of the property. This farm is pivot irrigated and currently is producing alfalfa.

The site can be considered for development because of the prime location.

Immediate possession is available.

FSA data for 2017 crop year:

Farm Land: 147.54

Crop Land: 146.37

DCP Crop Land: 146.37

CRP: 0.0

DCP Crop Data

Base Acres/ PLC Yield

Wheat	2.68	49
Corn	49.51	157
Soybeans	82.71	47



KW
KELLER WILLIAMS
KRACKE
REAL ESTATE

\$1,073,100

Contact us today!

DON KRACKE

402-432-3462

don@donaldkracke.com

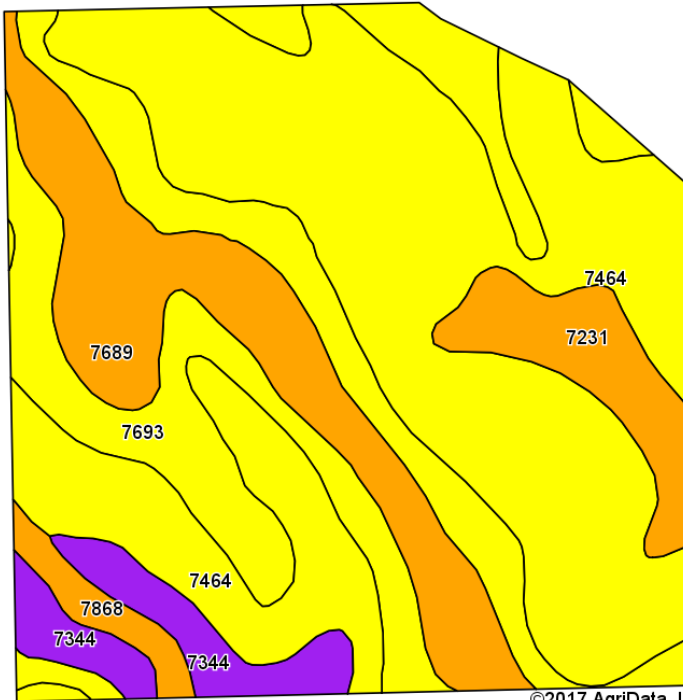
7990 SW 142nd RD DeWitt, NE 68341

www.donaldkracke.com

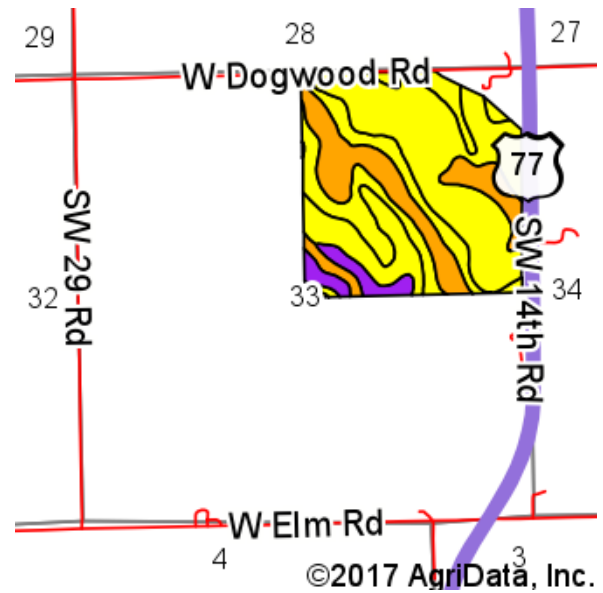
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Soils Map 33-5N-6E Gage County NE



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Area Symbol: NE067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Soybeans	Soybeans Irrigated	Winter wheat	Bromegrass alfalfa Irrigated
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	72.78	49.5%		Ive	Ive	66	4	6	82	133	82	117	32	47	40	
7693	Wymore silty clay loam, 2 to 6 percent slopes	34.62	23.7%		Ille	Ille	69										
7689	Wymore silty clay loam, 0 to 2 percent slopes	21.14	14.4%		Ils	Ils	72										
7231	Judson silt loam, 2 to 6 percent slopes	8.01	5.4%		Ile	Ille	80	5	7	104	149	86	120	40	51	44	1
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	7.56	5.1%		Ive		52										
7868	Nodaway silt loam, channeled, occasionally flooded	2.79	1.9%		Ivw		74	1	1	13	18	13	15	5	6	5	2
Weighted Average							67.8	2.3	3.4	46.5	74.3	45.5	64.7	18.1	26.1	22.3	0.1

Zoned AG 2016 taxes: \$11,750.32



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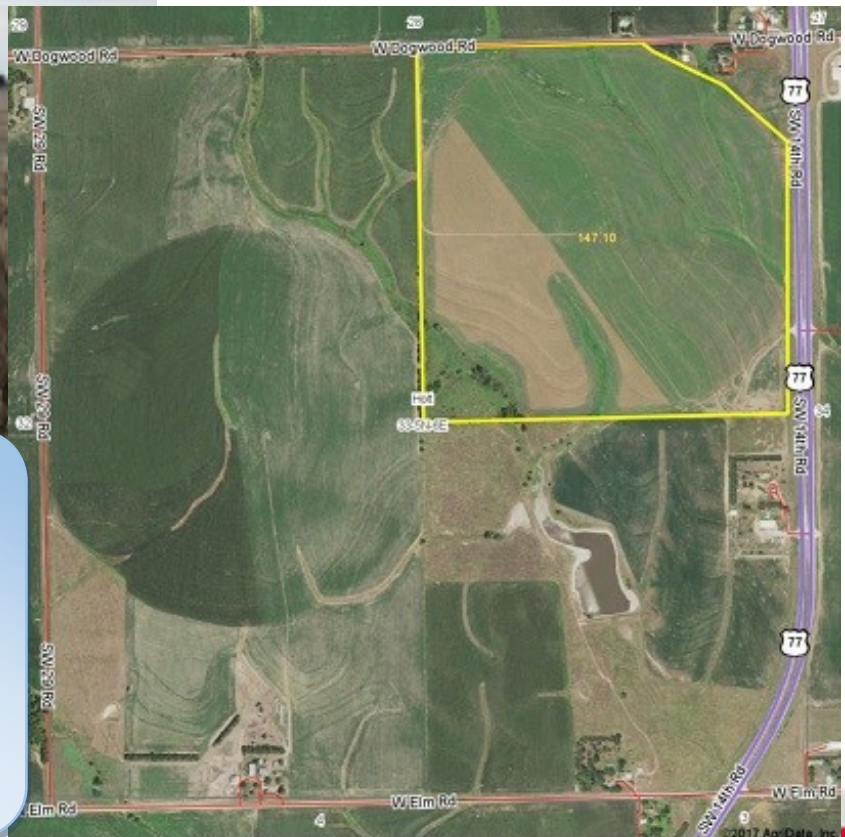
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Registered Groundwater Well Data

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-059926 WellID: 67687 Other Info Logs View as PDF	I A	Gage Lower Big Blue 5N 6E 33 NWNE	5/22/1978 5/24/1978	155 800 gpm 142 ft 152 ft PRO	9 in --- 313 ft



Are you or someone you know looking for a property like this? Donald Kracke is an Accredited Land Consultant ALC working with agricultural clients throughout the United States.

We are licensed in Iowa, Kansas, Missouri, Nebraska and South Dakota.



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