

FOR SALE

80 Acre Crop/Hunting Farm Sterling NE

This is an extremely productive cropland tract with excellent wildlife population in the grass and tree areas. Approximately 50 acres of top end farmland and the balance is creek, trees and grass. This is the perfect combination of income producing land which includes hunting and a get away place only 30 miles south of Lincoln.



KRACKE
REAL ESTATE

\$368,000

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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80 Acre Crop/Hunting Farm Sterling NE



map center: 40° 25' 43.29, 96° 27' 15.45

0ft 827ft 1654ft



Maps Provided By:



6-5N-9E
Johnson County
Nebraska



11/20/2015

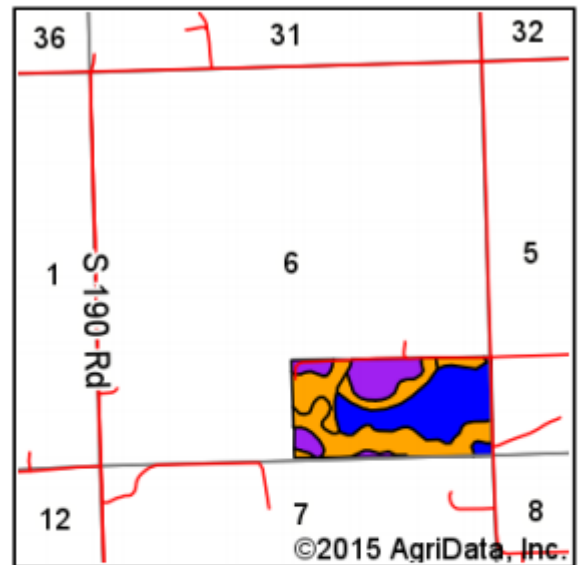
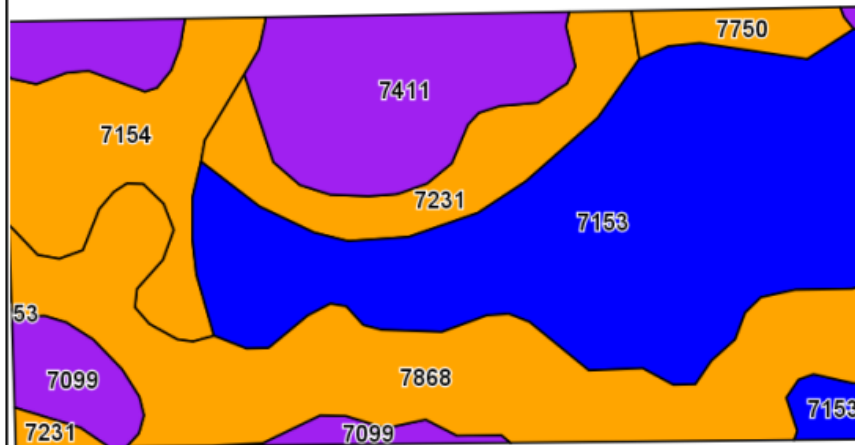
Aerial Map

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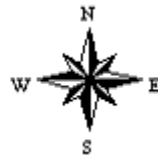
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2015 AgriData Inc. Soils data provided by USDA and NRCS.
Area Symbol: NE097, soil Area Version: 16

State: **Nebraska**
County: **Johnson**
Location: **6-5N-9E**
Township: **Sterling**
Acres: **80.62**

Area Symbol: NE097, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Cool season grasses	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Soybeans	Soybeans Irrigated	Winter wheat
7153	Kennebec silt loam, rarely flooded	28.81	35.7%		Iw	I	81	5		6	126	163	112	117	44	55	42
7868	Nodaway silt loam, channeled, occasionally flooded	19.29	23.9%		VIw		74	1	1		13	18	13	15	5	6	5
7411	Cortland-Malmo complex, 6 to 11 percent slopes, eroded	11.94	14.8%		IVe	IVe	54	4	6		81	133	82	116	31	46	39
7154	Kennebec-Nodaway silt loams, rarely flooded	8.47	10.5%		IIw	Iw	78	5		6	109	142	99	104	40	48	40
7231	Judson silt loam, 2 to 6 percent slopes	6.83	8.5%		Ile	IIle	79	5		6	119	154	108	113	42	52	44
7099	Zook silty clay loam, occasionally flooded	3.42	4.2%		IIw		59			6	98	132	98	113	36	52	
7750	Nodaway silt loam, occasionally flooded	1.86	2.3%		IIw	IIw	74	5		6	115	148	105	112	40	48	35
Weighted Average							73.7	3.7	1.1	3.7	88.5	119.2	81.4	90.5	31.7	40.7	30.7



Soil Map
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HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

Farmland: 79.59 **Cropland:** 60.88

DCP Cropland: 60.88 **Effective DCP Cropland:** 57.48

CORN Base Acreage: 35.66 **PLC Yield:** 112

SOYBEANS Base Acreage: 13.04 **PLC Yield:** 28

TOTAL BASE ACRES: 48.7

Source: USDA FSA-156EZ



Legal Description:

6—5N—9E Sterling Township, Johnson County, Nebraska

Directions to farm: From Hwy 41 east of Adams go to 608th Ave and go 3 miles south and 1 mile west.

2014 RE Taxes: \$3,234.66



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