



## *Farm Land Sales*

*1711 Oregon  
Hiawatha KS 66434  
785.742.4580*

*18156 Hwy 59  
Mound City MO 64470  
660.442.3177*

[www.barnesrealty.com](http://www.barnesrealty.com)

## ***Delatorre, 139 Acres, Richardson County, Nebraska***

***If you're looking for a really nice pasture farm with a great location, take a look at this one. It's located about midway between Table Rock, NE and Humboldt, NE alongside US Highway 4. There is a nice older two bedroom home, several outbuildings and a couple of nice ponds.***

### **LOCATION:**

It is located 3 miles west of Humboldt, NE, southeast of the intersection of Hwy 4 and Hwy 105.

### **PRICE AND TERMS:**

Priced at \$486,329.25 or \$3,495/ac

### **F.S.A. INFORMATION:**

The Farm Service Agency lists 145 farmland acres with 73.4 cropland acres, but the farm is not signed up in the current farm program.

The farm is not currently being cultivated.

### **IMPROVEMENTS:**

There is a nice older home with a two car attached garage, enclosed back porch and a storm cellar. In addition, there are several older barns and outbuildings. There are two ponds and they appear to be good ones. Fences are good.

### **REAL ESTATE TAXES:**

Annual taxes are approximately \$1,600.00 on 139.15 taxable acres.

### **MINERAL RIGHTS:**

The seller is not retaining any of the mineral estate beneath the surface.

### **LISTING AGENT:**

Rick Barnes 660-572-0018 or email Rick: [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)

### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.

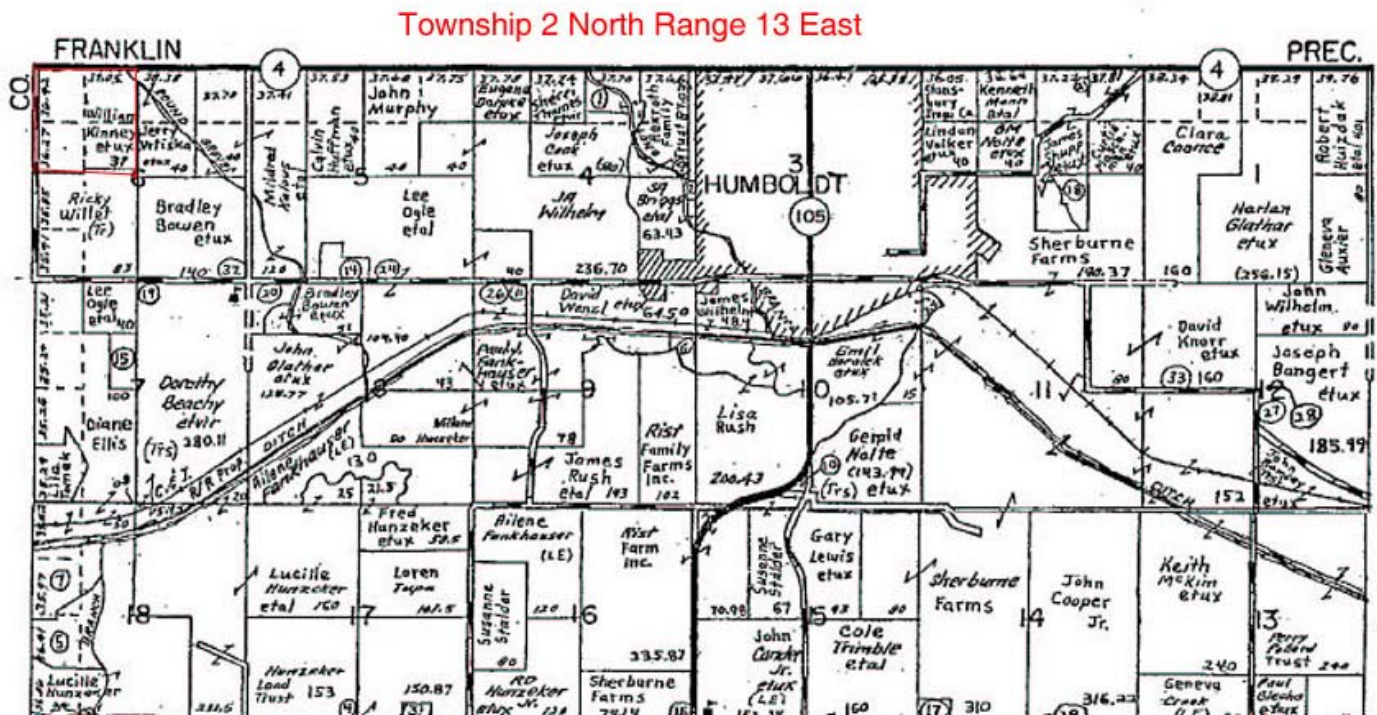


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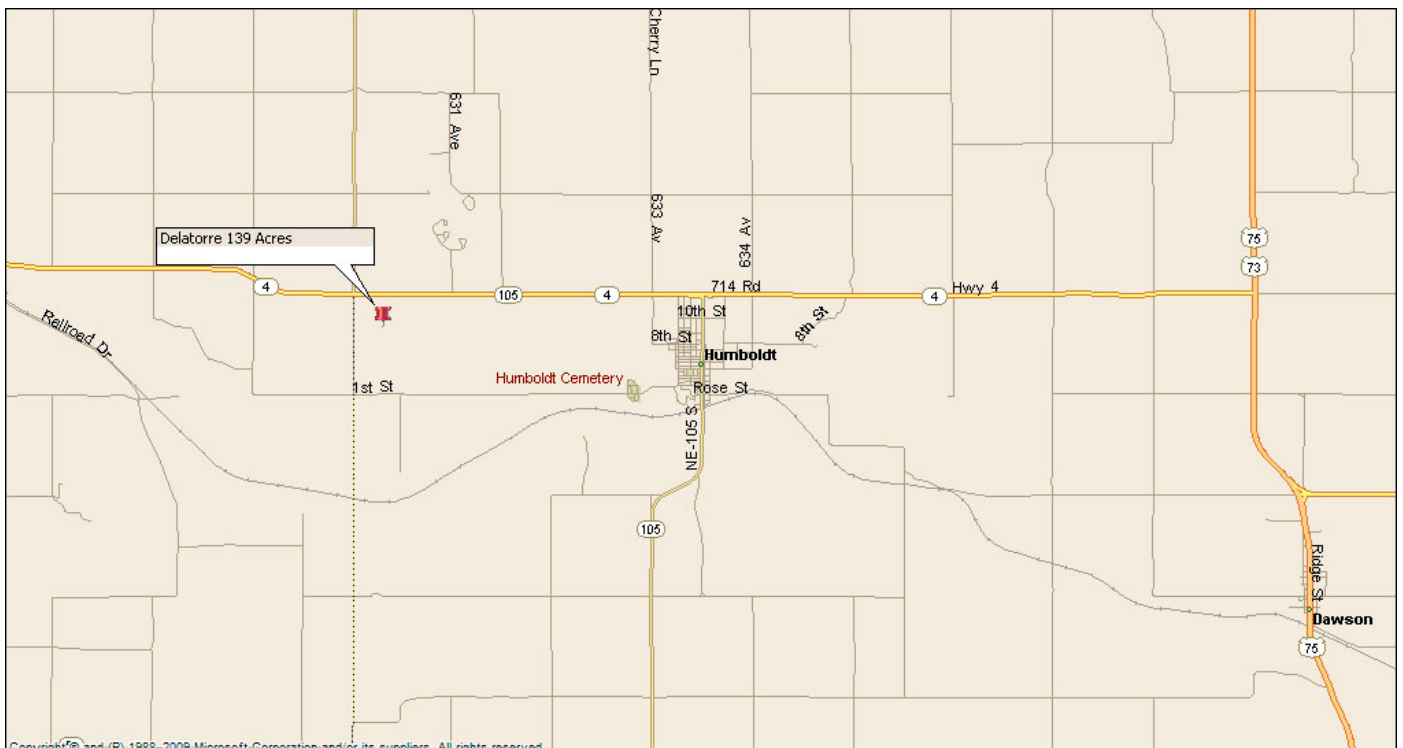
This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval. The seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

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# Delatorre, 139 Acres, Richardson County, NE Plat Book Page



## Driving Map



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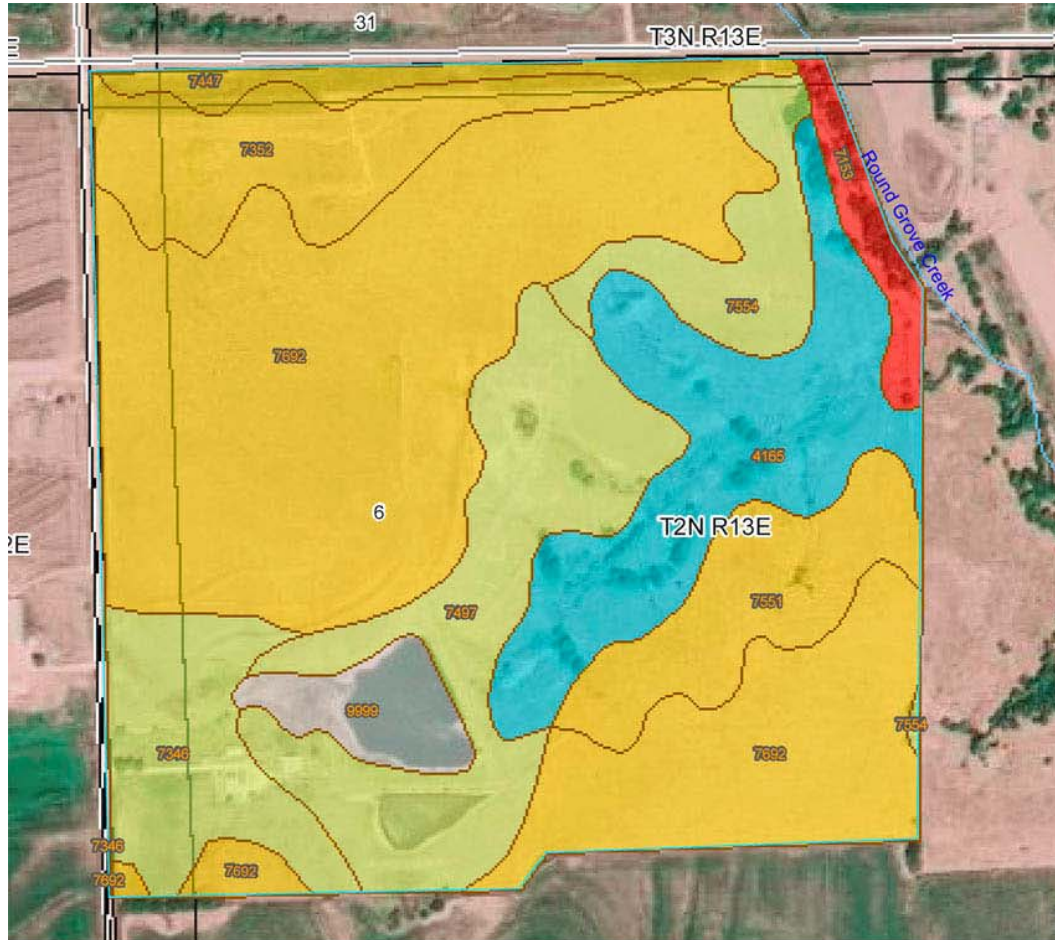
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## Rating Map and Rating Key



Nonirrigated Capability Class— Summary by Map Unit — Richardson County, Nebraska (NE147)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4165	Kipson-Benfield silty clay loams, 7 to 17 percent slopes	6	18.1	12.6%
7153	Kennebec silt loam, rarely flooded	1	3.0	2.1%
7346	Malmo soils, 3 to 11 percent slopes, eroded	4	9.6	6.7%
7352	Malmo clay loam, 3 to 11 percent slopes, eroded	3	10.8	7.5%
7447	Morrill loam, 6 to 11 percent slopes	3	3.3	2.3%
7497	Pawnee and Malmo clay loams, 3 to 11 percent slopes, eroded	4	18.9	13.2%
7551	Benfield silty clay loam, 3 to 11 percent slopes, eroded	3	9.2	6.4%
7554	Benfield-Kipson silty clay loams, 3 to 9 percent slopes, severely eroded	4	6.4	4.5%
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	3	60.3	42.0%
9999	Water		4.1	2.8%
<b>Subtotals for Soil Survey Area</b>			<b>143.7</b>	<b>100.0%</b>
<b>Totals for Area of Interest</b>			<b>143.7</b>	<b>100.0%</b>

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***Delatorre, 139 Acres, Richardson County NE***  
***Improvements***

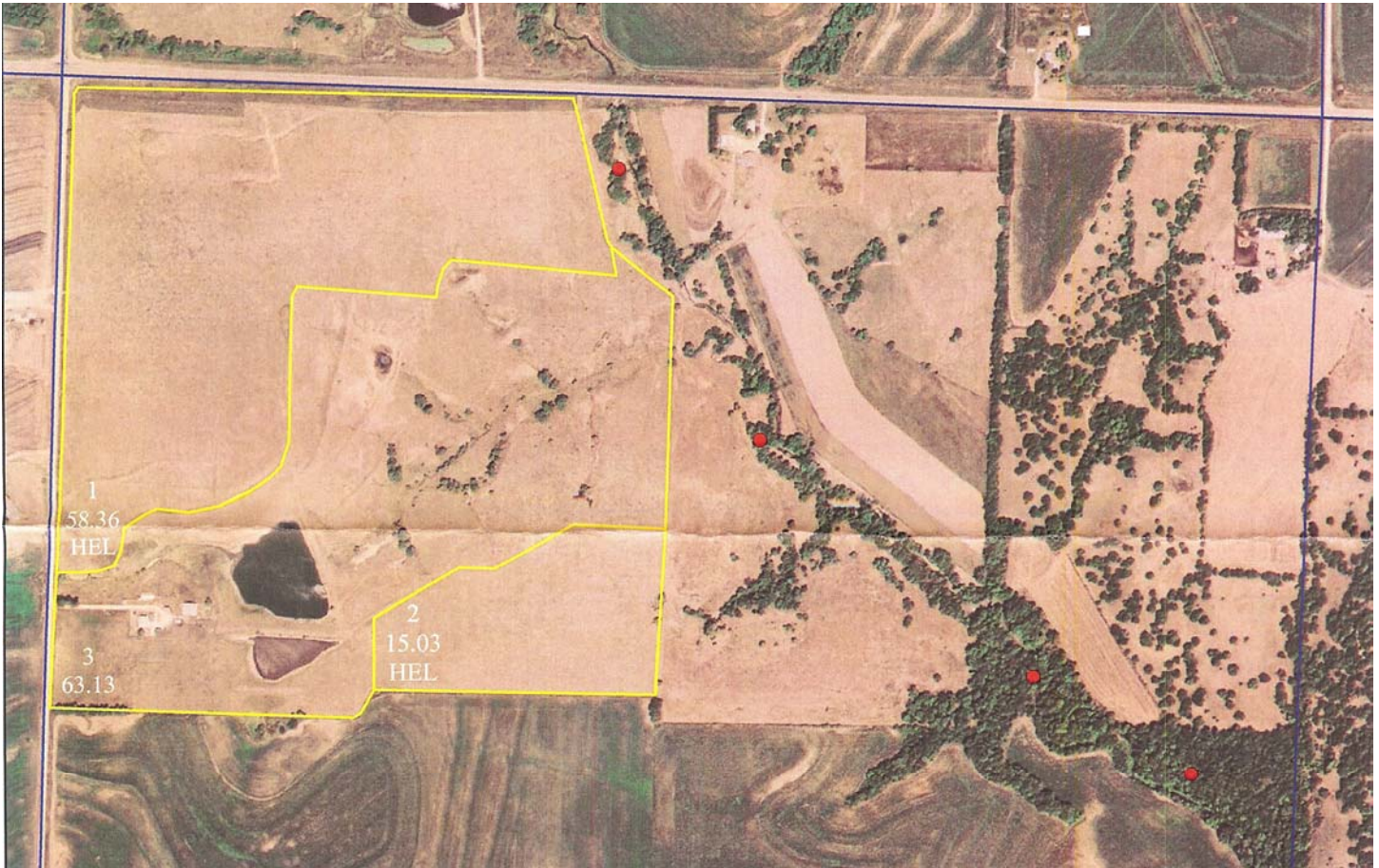


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***Delatorre, 139 Acres, Richardson County NE***  
**Aerial – FSA**

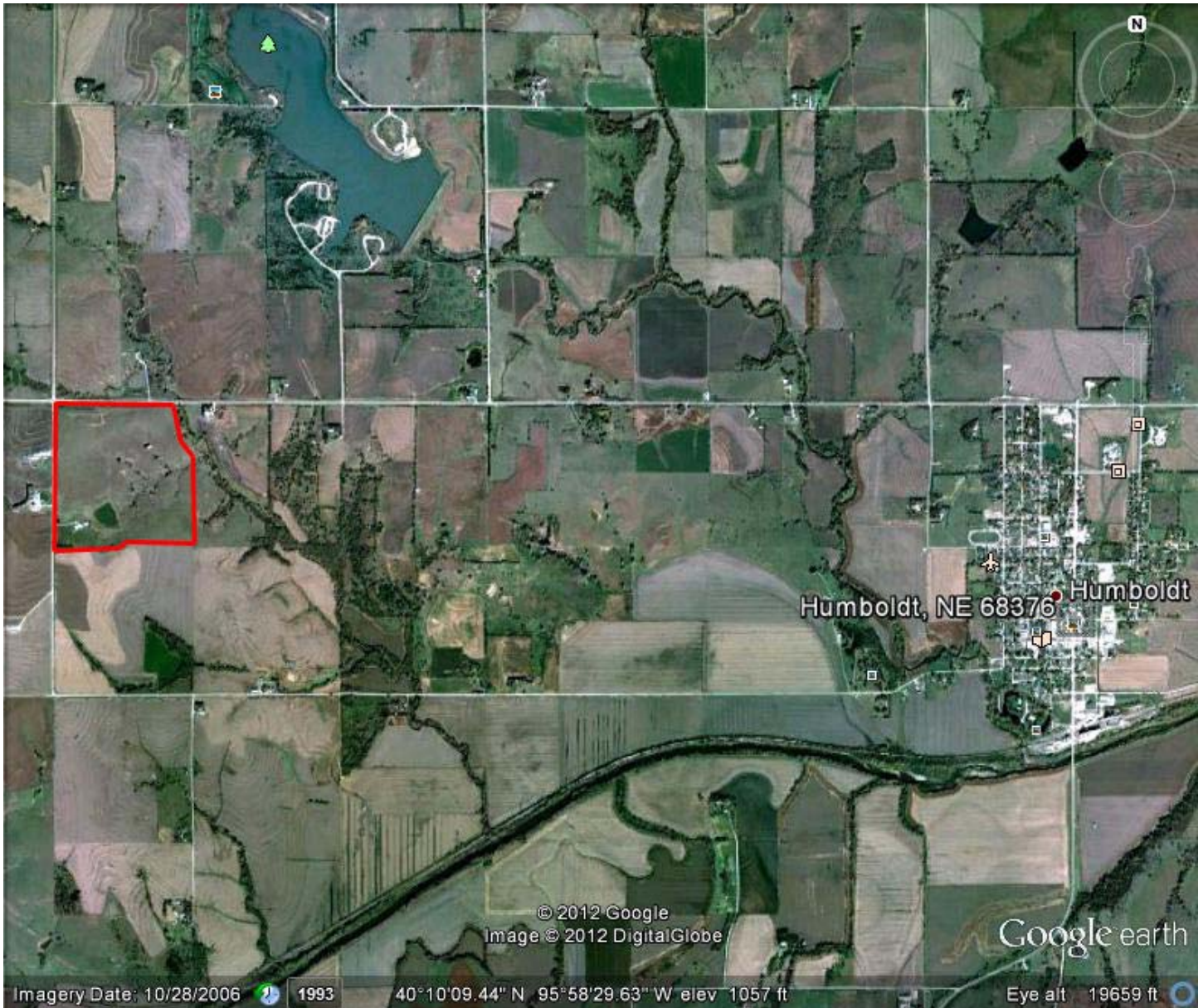


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***Delatorre, 139 Acres, Richardson County NE***  
***Google Aerial – General Location***



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