## LAND FOR SALE

## RAUN PASTURE KEARNEY COUNTY



Location: Located in southeast Kearney County, approximately 10 miles south and 8 miles

east of Minden, NE. (Located on the corner of paved 40 Road and minimum

maintenance A Road)

Legal

Description: Part of the SE1/4 Section 32-T5N-R13W of the 6th P.M., Kearney County,

Nebraska.

**Property** 

**Description:** Property consists of approximately 54.1 acres of hardland pasture.

Livestock

**Water:** Provided by two dams.

**Soils:** Soils consist of Uly, Coly, and Holdrege silt loams, with slopes of 0-30%.

**Taxes:** 2018 Estimated Real Estate Tax - \$703.00

**List Price:** \$92,000 CASH

**Comments:** This is a well-maintained pasture with good border fencing and

livestock water availability.

**Contact:** Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

Offered Exclusively By:



Kearney, NE 68848-1390 www.agriaffiliates.com (308) 234-4969 Fax (308) 236-9776

**KEARNEY OFFICE** 

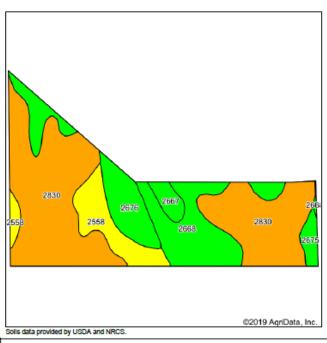
P O Box 1390 2418 Hwy 30 E

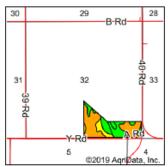
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





## RAUN PASTURE KEARNEY COUNTY





State: Nebraska County: Kearney 32-5N-13W Location: Township: Grant 54.1 Acres: Date: 4/24/2019







							- 1	
Area	Symbol: NE099, Soil Area Version: 20							
Cod	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class "c	SRPG	
e								
2830	Uly-Coly silt loams, 11 to 30 percent slopes	29.71	54.9%		Vle		48	
2668	Holdrege slit loam, 1 to 3 percent slopes	9.09	16.8%		lle	lle	73	
2676	Holdrege slit loam, 3 to 7 percent slopes, eroded, plains and breaks	6.88	12.7%		IIIe	Ille		
2558	Coly-Uly slit loams, 6 to 11 percent slopes, eroded	5.81	10.7%		IVe	IVe	57	
2667	Holdrege slit loam, 0 to 1 percent slopes	1.39	2.6%		lle	lw	74	
2675	Holdrege slit loam, 3 to 7 percent slopes, plains and breaks	1.22	2.3%		IIIe	Ille		
Weighted Average								

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method



	VILLAGE	<b>~</b>			(34)	35		1		B		4 5	n n
2 12	MINDEN POP. 2,923		5 8	N S F A UWOY	3	2	' I	6	5	4	Cree4	2	-
	0.2 0.3	* 1	8	9	10		12 9.0 Mi.	7	8	75.			12
<u>.</u>	,∎1 13 1	*::::    18 <sub>0.2</sub> •	17	16	15	14	13			Norman POP. 43 * •	15 3.6 ML	• 1 <sub>4</sub>	× 13
<b>2</b> .	24	19	20	21	22	23	24	19	20	EB 21	22	STEINER RD.	24
a i	25	30 2	29 LARS	28	27	26	25	30 🖼	29	28	27	26	25
a 12	36	31	32	33	34	35	36	31	32 	33	34	35	36
<b>1</b>	111111	6 6	5 F	4	3	2		6	5		3	~ 2	<u>i</u>
O E IT	. S S S S S S S S S S S S S S S S S S S	7	8 8	9	10	= =	12	7		9	10	11	12
<b>и</b>	13	18	17 35	16	15	14	13	18 \$ .	17 17	16 Youngson	15	JENSEN	13
<b>12</b> 1	24	19	20 E	21	22	23	24	19	20	YOUNGSON WATERFOWL PRODUCTION AREA 21	22	JENSEN WATERFOWL PRODUCTION AREA 23	24
и.	25	30 30	29	28	27	26	25	30	OSCO ROAD	28	27	26	25
7	36 \L	31 △ JACOBSEN	32	33	7 A A A	35	36	31	32	33	34	35	36 MADDEN △
-		6	5	4	3	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	LITTLE	nnrs 6	100 5 184	20,2	3	2	•
=	< !	₹ \$31A	* >	Upland POP, 179	• • 10		12	7	8	S	Pasti Viz		12
4	25 13 25 25 25 25 25 25 25 25 25 25 25 25 25	2 18	17	2.6 MI.  ≭. 8.	15	14	13	18	17	16	15	P) 14	13
Ta a a	'W 0'7	Branco		21	22	23	24	19	20	21	22	23	24
	25 <b>•</b>	■ 30 S	29	28	27	26	UPLAND 25	11 <b>.</b> 7 M <b>I.</b> ■	29	28	27	26	Campbell POP. 387 25

