

# LAND FOR SALE

## Gosper County Acreage



**Location:** Approximately 4 1/2 miles northwest of Elwood or approximately 5 miles southwest of Johnson Lake. (Located at the corner of Road 424 and Road 746.)

**Legal Description:** Part of SW1/4 SW1/4 Section 23-T8N-R23W of the 6th P.M., Gosper County, Nebraska. (Final acres and legal description to be determined by a survey.)

**Property Description:** Approximately 13.70 acres of grassland that has level to rough terrain. (Approximately 4.20 acres is considered cropland by the Farm Service Agency.)

**Soils:** Soils consist of Holdrege, Hall, Coly, Uly, and Hobbs silt loams with slopes of 0-60%.

**RE Taxes:** 2018 Real Estate Tax - \$176.00 estimated

**Price:** **\$32,000 Cash**

**Comments:** This rural acreage has excellent location within the community and would be ideal as a rural homesite.

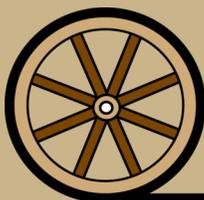
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward  
Listing Agent

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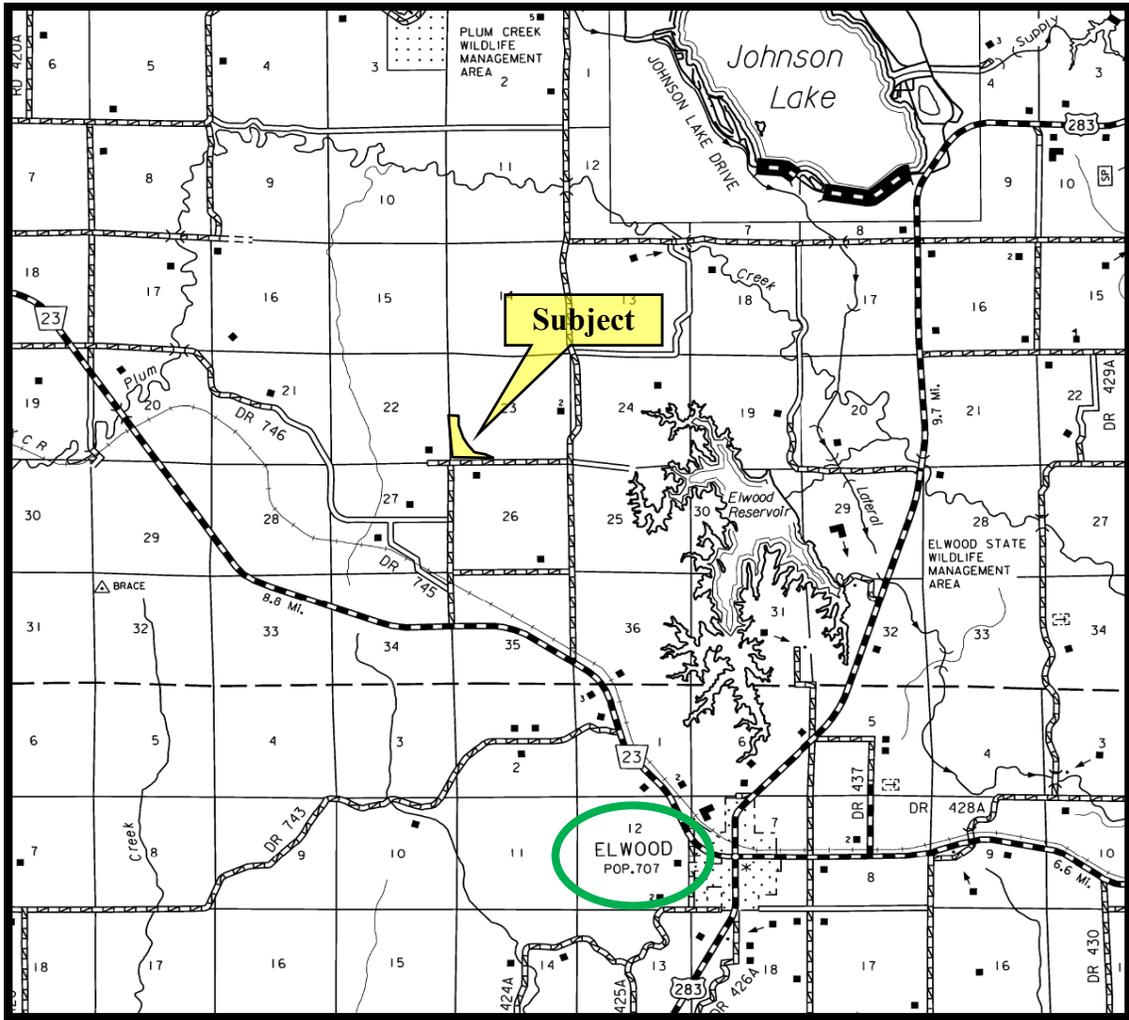


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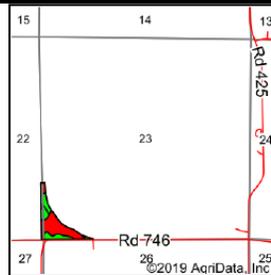
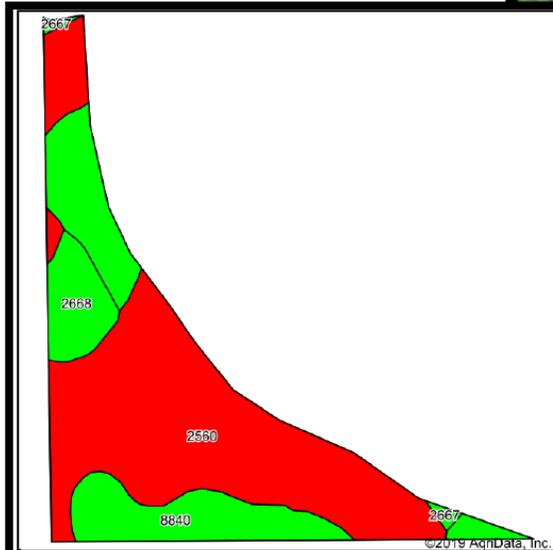
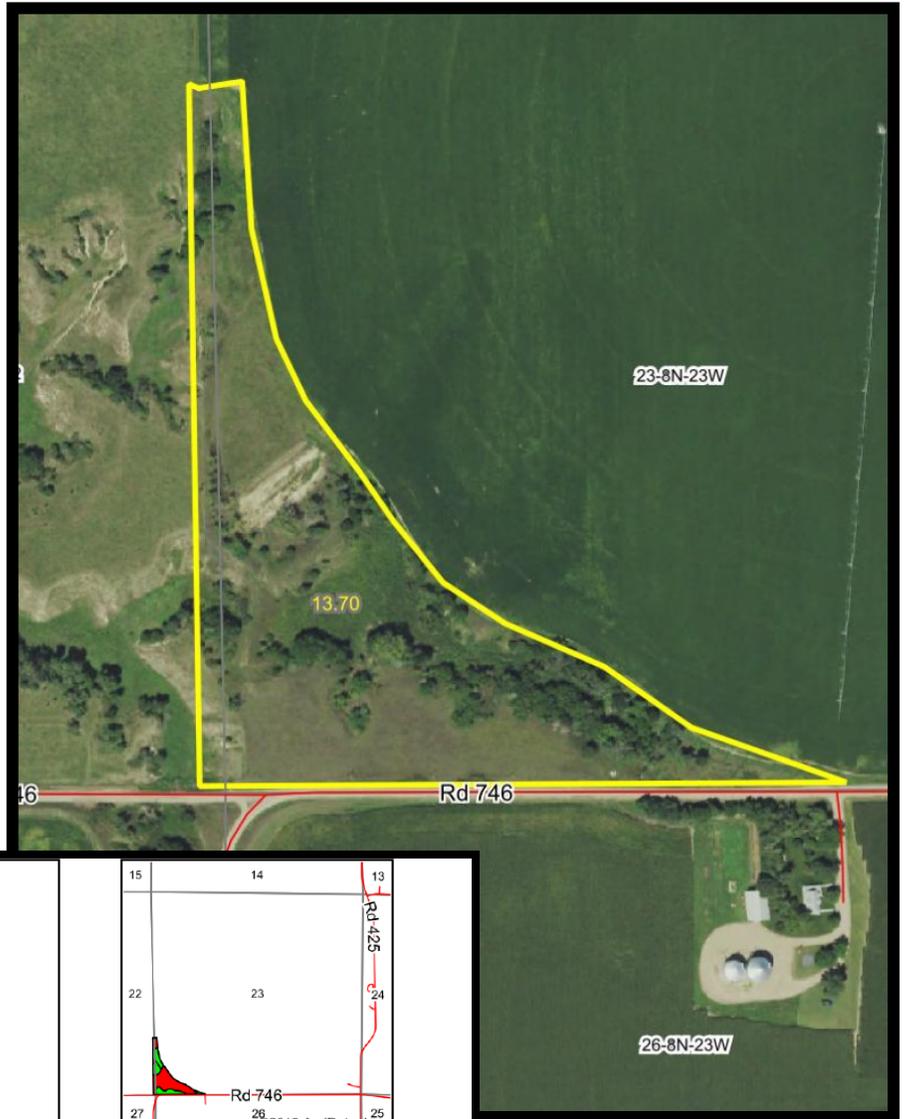
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.





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# Gosper County Acreage



State: **Nebraska**  
 County: **Gosper**  
 Location: **23-8N-23W**  
 Township: **Brace**  
 Acres: **13.7**  
 Date: **10/25/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	*n NCCPI Soybeans
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	8.68	63.4%		Vllc		45								29	24	21	2
8840	Hall silt loam, 0 to 1 percent slopes	3.79	27.7%		llc	lw	71	3	7	48	157	58	118	42	72	47	48	7
2668	Holdrege silt loam, 1 to 3 percent slopes	1.11	8.1%		lle	lle	71								80	60	55	8
2667	Holdrege silt loam, 0 to 1 percent slopes	0.12	0.9%		lle	lw	72								78	60	55	7
<b>Weighted Average</b>							<b>54.5</b>	<b>0.8</b>	<b>1.9</b>	<b>13.3</b>	<b>43.4</b>	<b>16</b>	<b>32.6</b>	<b>11.6</b>	<b>*n 45.5</b>	<b>*n 33.6</b>	<b>*n 31.5</b>	<b>*n 44</b>

