

# LAND FOR SALE

## Davidson Farm Sherman County, Nebraska



### Location:

Farm is located approximately 3 miles east and 1 mile south of the small community of Hazard or 3 1/2 miles north and 5 miles west of Ravenna. Access is provided by county gravel roads. (Farm located on the corner of Road 776 and 472 Avenue.)

### Legal Description:

NE1/4 Section 27-T13N-R15W of the 6th P.M., Sherman County, Nebraska less Lot 1 Gressley Subdivision located east of county road.

### Property Description:

Sherman County Assessor indicates approximately 157.93 acres. Farm consists of dry cropland with hardland pasture.

### Farm Service Agency Information:

Total cropland - 47.30 acres Government Base Acres - Corn 2.65ac with PLC yield of 118.00bu/ac, Soybeans 2.65ac with PLC yield of 35.00bu/ac (18.10-acre field in NE is planted to alfalfa.)

### Livestock Water:

Livestock water is provided by a creek, a large dam, along with a well equipped with an electric submersible.

### Building Improvements:

A 12' x 24' Crossroads Welding brand metal building.

### Contact:

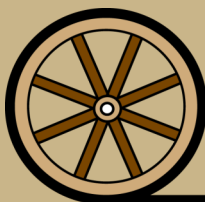
Bart Woodward; Listing Agent 308-233-4605 or [bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)  
Bryan Danburg; Sales Associate 308-380-3488 or [bryan@agriaffiliates.com](mailto:bryan@agriaffiliates.com)  
Kent Richter; Sales Associate 308-627-6465 or [kent@agriaffiliates.com](mailto:kent@agriaffiliates.com)

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bart Woodward**  
Listing Agent

*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

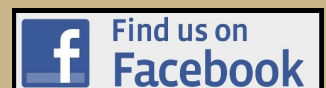
**KEARNEY OFFICE**  
P O Box 1390

2418 Hwy 30 E  
Kearney, NE 68848-1390  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 234-4969**

Fax (308) 236-9776

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.



**Soils:**

Cropland soils consist of Hord, Holdrege, Coly, Uly, and Hobbs silt and silty clay loams while the pasture soils consist primarily of Hobbs, Uly, and Coly silt loams with lesser amounts of Hord silt loam. Slopes range from 0-30%.

**RE Taxes:**

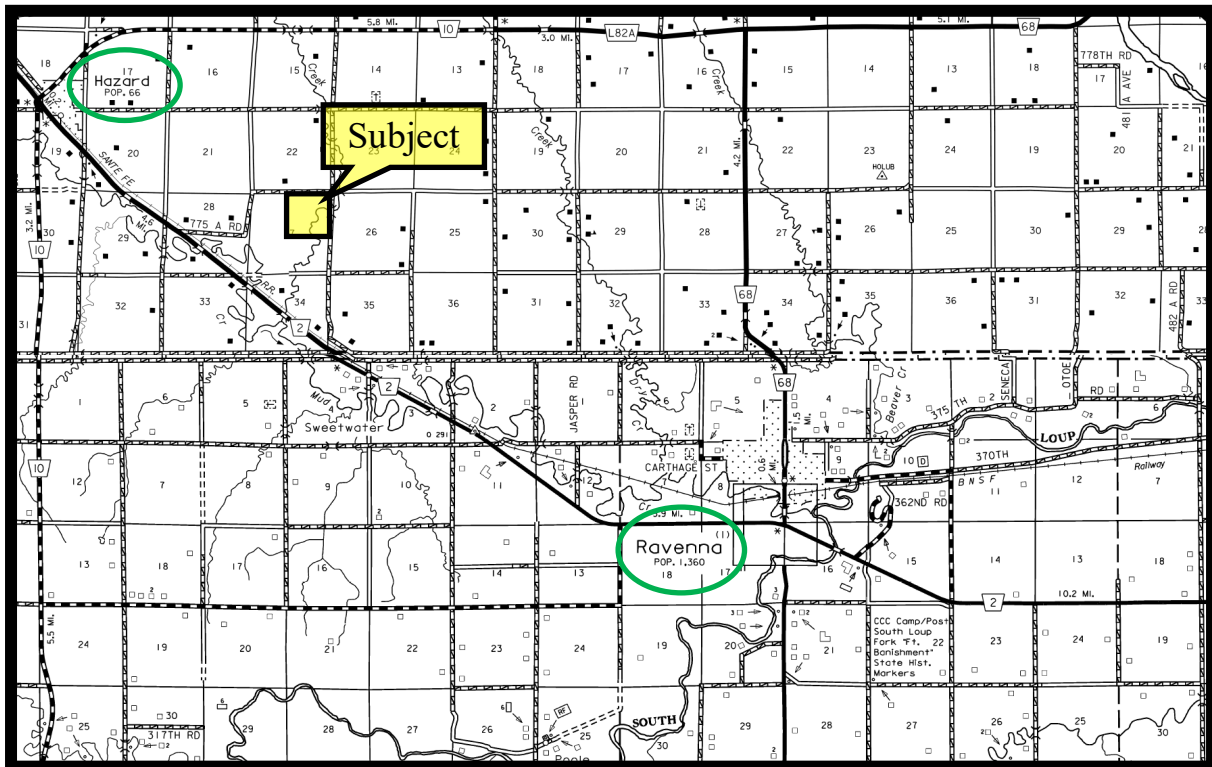
2018 Real Estate Tax - \$2,490.50

**Price:**

**\$348,250 Cash**

**Comments:**

Farm sells subject to a 2020 cash lease on the cropland.



**Stock Well**



**AGRI AFFILIATES, INC.**  
Providing Farm - Ranch Real Estate Services

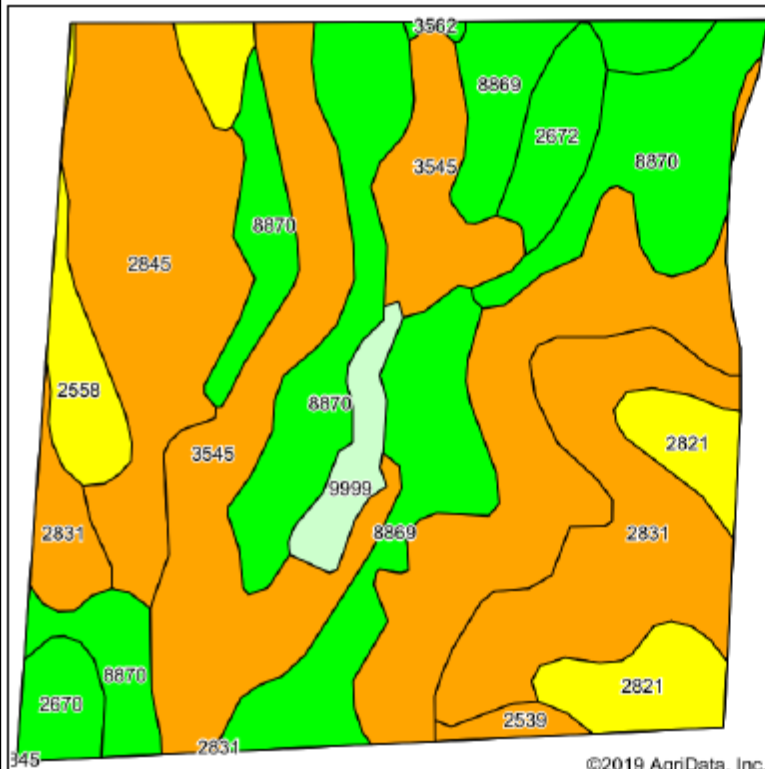




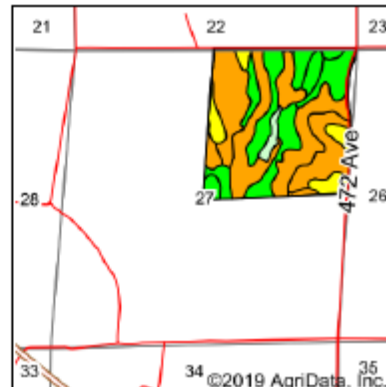
18.10-acre field of cropland



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Sherman**  
 Location: **27-13N-15W**  
 Township: **Harrison**  
 Acres: **160**  
 Date: **10/21/2019**



**AGRI AFFILIATES, INC.**  
 Providing Farm - Ranch Real Estate Services

Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: NE153, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3545	Hobbs silt loam, channeled, frequently flooded	46.00	28.7%		Vlw		53	33	29	18	33
8870	Hord silt loam, 1 to 3 percent slopes	28.80	18.0%		Ille	Ille	74	74	52	49	74
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	21.52	13.4%		Vle			54	36	30	54
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	20.40	12.8%		Vle	IVe	24	46	32	24	46
8869	Hord silt loam, 0 to 1 percent slopes	17.18	10.7%		Ilc	Iw	75	74	52	49	74
2821	Uly silt loam, 6 to 11 percent slopes, eroded	7.95	5.0%		IVe	IVe	62	59	38	33	59
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	6.07	3.8%		IVe	IVe	56	57	38	30	57
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	4.27	2.7%		Ille	Ille	68	58	42	36	58
9999	Water	3.42	2.1%				0		0	0	0
2670	Holdrege silt loam, 3 to 7 percent slopes	2.93	1.8%		Ille	Ille	69	73	50	49	73
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	1.21	0.8%		Vle	Ille	51	23	20	15	22
3562	Hobbs silt loam, occasionally flooded, cool	0.25	0.2%		Ilw	Ilw		69	55	43	69
Weighted Average							48.3	*n 52.1	*n 37.8	*n 31.2	*n 52.1



**AGRI AFFILIATES, INC.**  
 Providing Farm - Ranch Real Estate Services