

LAND FOR SALE

KRUEGER FARM



Location:

From Blue Hill, 3 miles south on Highway 281, then 3 miles east on Highway 4, then 1 mile south on Road 1900. Located in northeastern Webster County, Nebraska.

Legal Description:

A tract of land in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section Thirty-Six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [69.77 tax-assessed acres - building site excluded].

Comments:

This is high quality non-irrigated cropland farm with great production capabilities and good access.

Price:

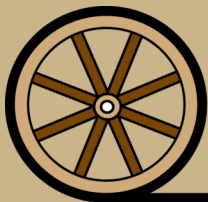
\$245,000.00

Contact:

Adam D. Pavelka,
Listing Agent
(402)984-7744
adam@agriaffiliates.com



Offered Exclusively By:

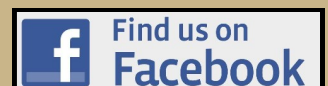


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Providing Farm - Ranch Real Estate Services

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HASTINGS OFFICE
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Natural

Resource District: Little Blue Natural Resource District.

Soils: Primarily Hastings silt loam, with slopes ranging from 0-1%.

Taxes: 2018 Taxes—\$ 2,403.26

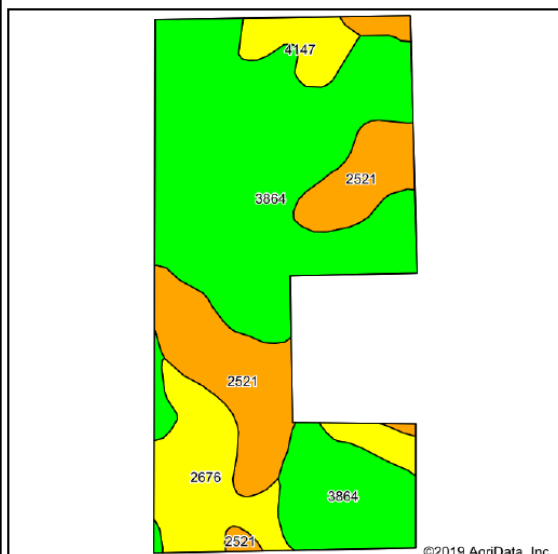
Lease: Subject to a lease expiring at the end of the 2019 growing season.

Wind

Energy Lease: Annual wind energy lease payment of \$795.25/year that will be adjusted for inflation going forward.
Note that a wind turbine is not actually located on this farm.

<u>FSA Information:</u>	Total Farmland:	<u>79.47 acres</u>	Total Cropland:	<u>70.57 acres</u>
	Government Base Acres:	<u>Wheat—12.65</u>	PLC Yields:	<u>Wheat—38</u>
		<u>Corn—40.27</u>		<u>Corn—122</u>
		<u>Soybeans—17.65</u>		<u>Soybeans—41</u>

Soils Map



Soils data provided by USDA and NRCS.

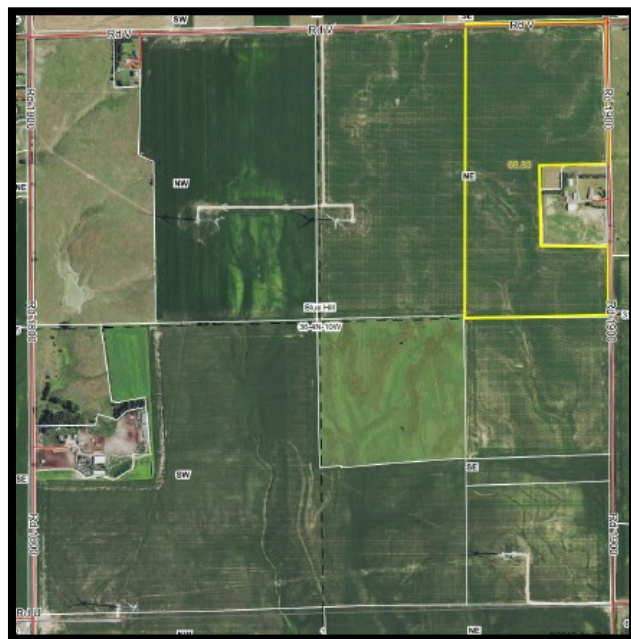
Area Symbol: NE181, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	No. Cl.
3864	Hastings silt loam, 0 to 1 percent slopes	41.43	60.2%		
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	14.51	21.1%		
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	9.83	14.3%		
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	3.06	4.4%		

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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