

LAND FOR SALE

HERRICK RECREATIONAL FARM WEBSTER COUNTY



Location: Approximately 6 miles north and 1/2 mile west of Guide Rock, Nebraska. (Farm located on the corner of Road 2100 and M Road.)

Legal Description: S1/2 SW1/4 less a 2.33 acre tract located south of county road, Section 4-T2N-R9W of the 6th P.M., Webster County, Nebraska.

Property Description: Webster County Assessor indicates a total of 75.67 tax assessed acres. Farm consists of dry cropland with wooded recreational pasture.

Farm Service Agency Information: The Webster County Farm Service Agency indicates total cropland of 52.13 acres.
Base Acres - Corn 10.25 with PLC yield of 140 bu/acre

Livestock Water & Fencing: Pasture border fencing consists of high tensil electrified, while livestock water is provided by a well equipped with an electric submersible, along with heavily wooded Beaver Creek, which meanders through the center of the property.

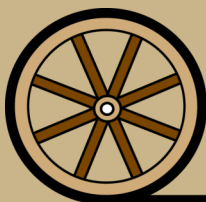
Comments: This Webster County farm offers recreational amenity, along with income generating capability.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg 308-380-3488 & Kent Richter 308-627-6465
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

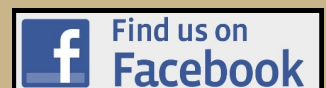
Offered Exclusively By:



AGRI AFFILIATES, INC.
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Soils:

Cropland soils consist primarily of Class II, and III Holdrege and Hord silt loams, with slopes of 0-7%, along with lesser amounts of Class VI Hobbs and Coly silt loams. Soils of the pasture consist primarily of Hobbs silt loam, with lesser amounts of Holdrege and Hord silt loams, with slopes of 0-7%.

Real Estate

Taxes:

2019 RE Taxes - \$2,090.48

Price:

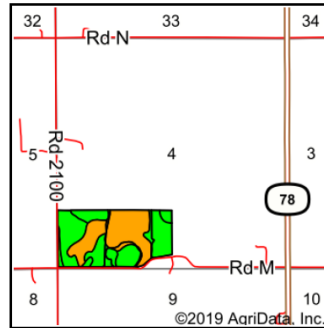
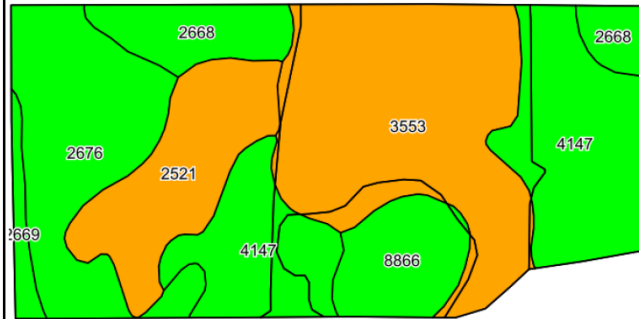
\$181,600.00 CASH



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HERRICK RECREATIONAL FARM

WEBSTER COUNTY



State: **Nebraska**
 County: **Webster**
 Location: **4-2N-9W**
 Township: **Guide Rock**
 Acres: **74.19**
 Date: **2/4/2020**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

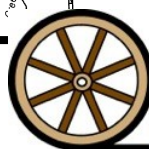
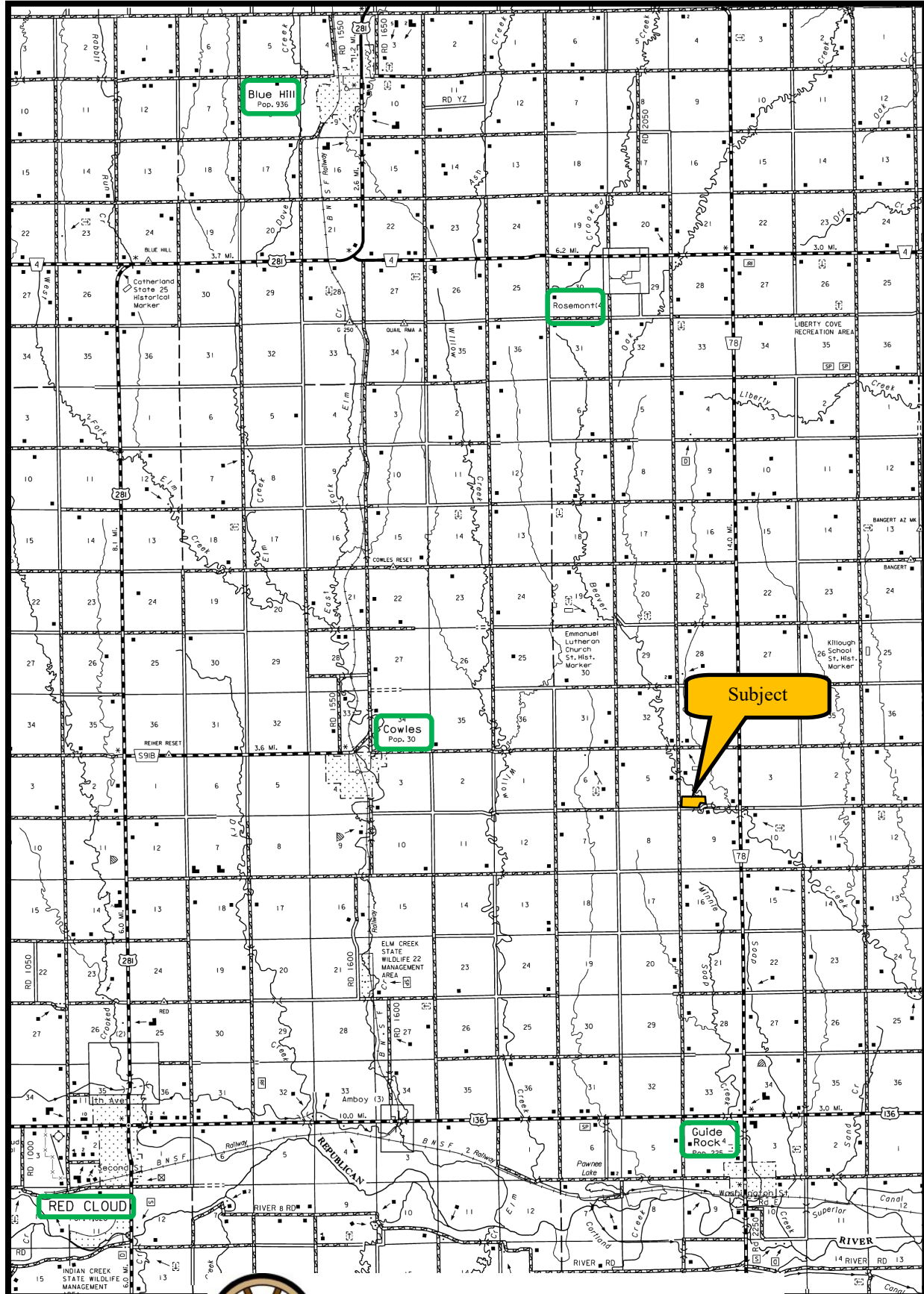
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Area Symbol: NE181 Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat	
3553	Hobbs silt loam, frequently flooded	21.39	28.8%		Vlw		52					
4147	Holdrege silt loam, 3 to 7 percent slopes, severely eroded	18.20	24.5%		Ille	Ille	70	2	34	53	30	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	13.07	17.6%		Ille	Ille						
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	9.27	12.5%		Vle		38					
2668	Holdrege silt loam, 1 to 3 percent slopes	5.71	7.7%		Ile	Ile	75					
8866	Hord silt loam, 0 to 1 percent slopes, warm	5.26	7.1%		Ilc	Iw						
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	1.29	1.7%		Ile	Ile	75					
Weighted Average							44	0.5	8.3	13	7.4	

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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