

LAND FOR SALE

HERRICK DRY CROPLAND WEBSTER COUNTY



Location: Approximately 7 miles north and 1 mile west of Guide Rock, NE. (farm is bordered on the north by graveled N Road)

Legal Description: The west 100 acres located in the NE1/4 Section 5-T2N-R9W of the 6th P.M., Webster County, Nebraska.

Property Description: Farm consists of dry cropland with grassland having cropland development potential.

Farm Service Agency Information: The Webster County Farm Service Agency indicates total cropland of approximately 88.0 acres. Base Acres - Corn 50.84 with PLC yield of 140 bu/acre

Soils: Soils consist primarily of Class II and III Holdrege silt loams, with slopes of 1-7%, along with Coly, Geary, and Hobbs soils, with slopes of 0-30%.

Real Estate

Taxes: Estimated 2019 RE Tax - \$3,000.00

Price: \$230,000.00 CASH

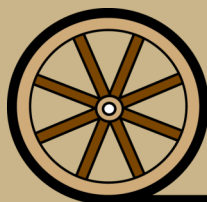
Comments: Do not miss this opportunity to own a nice tract of Webster County cropland. (Note: Final legal description and acres to be determined by a survey. Seller Will construct a fence along the east boundary.)

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

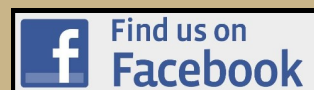
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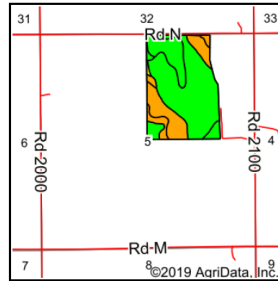
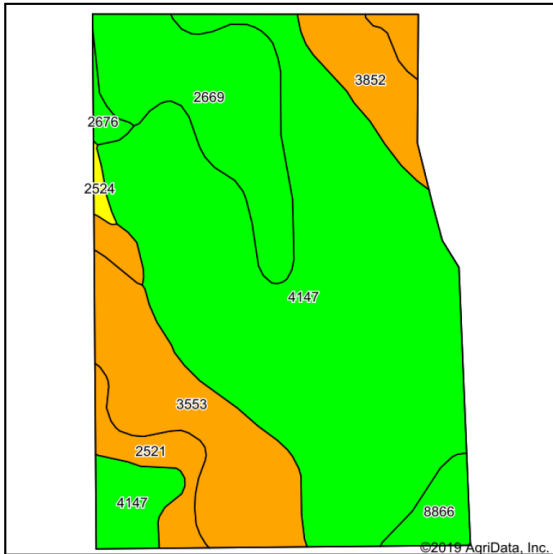
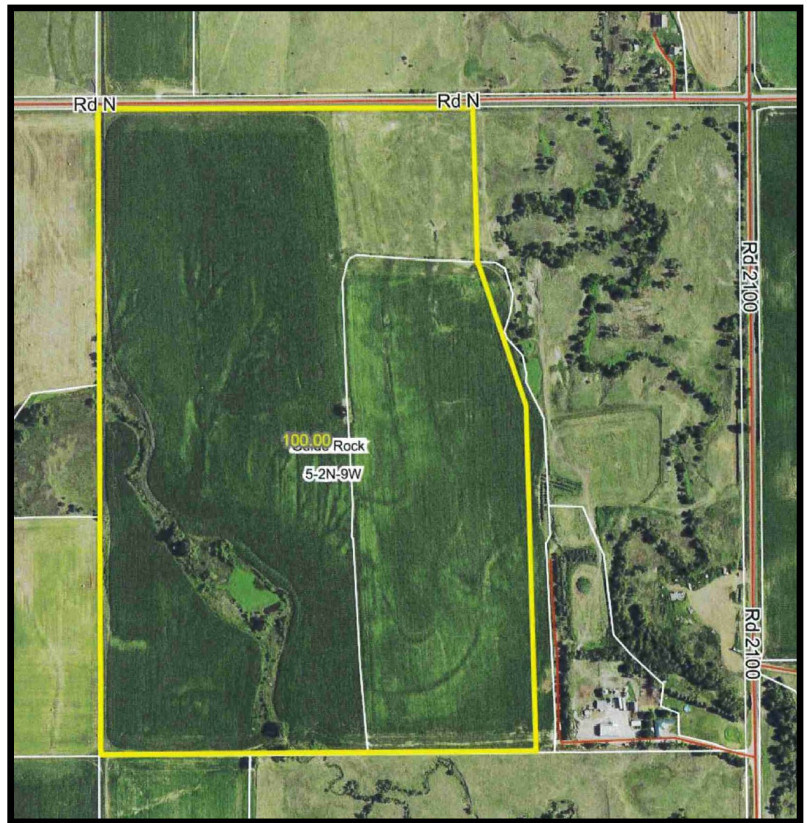
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

WEBSTER COUNTY



State: **Nebraska**
County: **Webster**
Location: **5-2N-9W**
Township: **Guide Rock**
Acres: **100**
Date: **2/24/2020**



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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: NE181 Soil Area Version: 19															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	58.66	58.7%		IIIe	IIIe	70	2	34	53	30	47	33	26	47
3553	Hobbs silt loam, frequently flooded	14.35	14.4%		VIw		52					49	47	37	49
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	13.67	13.7%		IIe	IIe	75					63	43	38	63
3852	Geary and Hobbs soils	5.18	5.2%		VIe		46					58	57	39	57
2521	Colby-Hobbs silt loams, 0 to 30 percent slopes	4.48	4.5%		VIe		38					53	46	35	53
8866	Hord silt loam, 0 to 1 percent slopes, warm	2.47	2.5%		IIc	IW						79	62	55	79
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	0.74	0.7%		IIIe	IIIe						62	42	38	62
2524	Colby silt loam, 3 to 11 percent slopes	0.45	0.5%		IVe	IVe	54					70	53	39	70
Weighted Average							63.1	1.2	19.9	31.1	17.6	*n 51.3	*n 39.1	*n 31.2	*n 51.3

*n: The aggregation method is "Weighted Average using major components"
Soils data provided by USDA and NRCS.



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HERRICK DRY CROPLAND

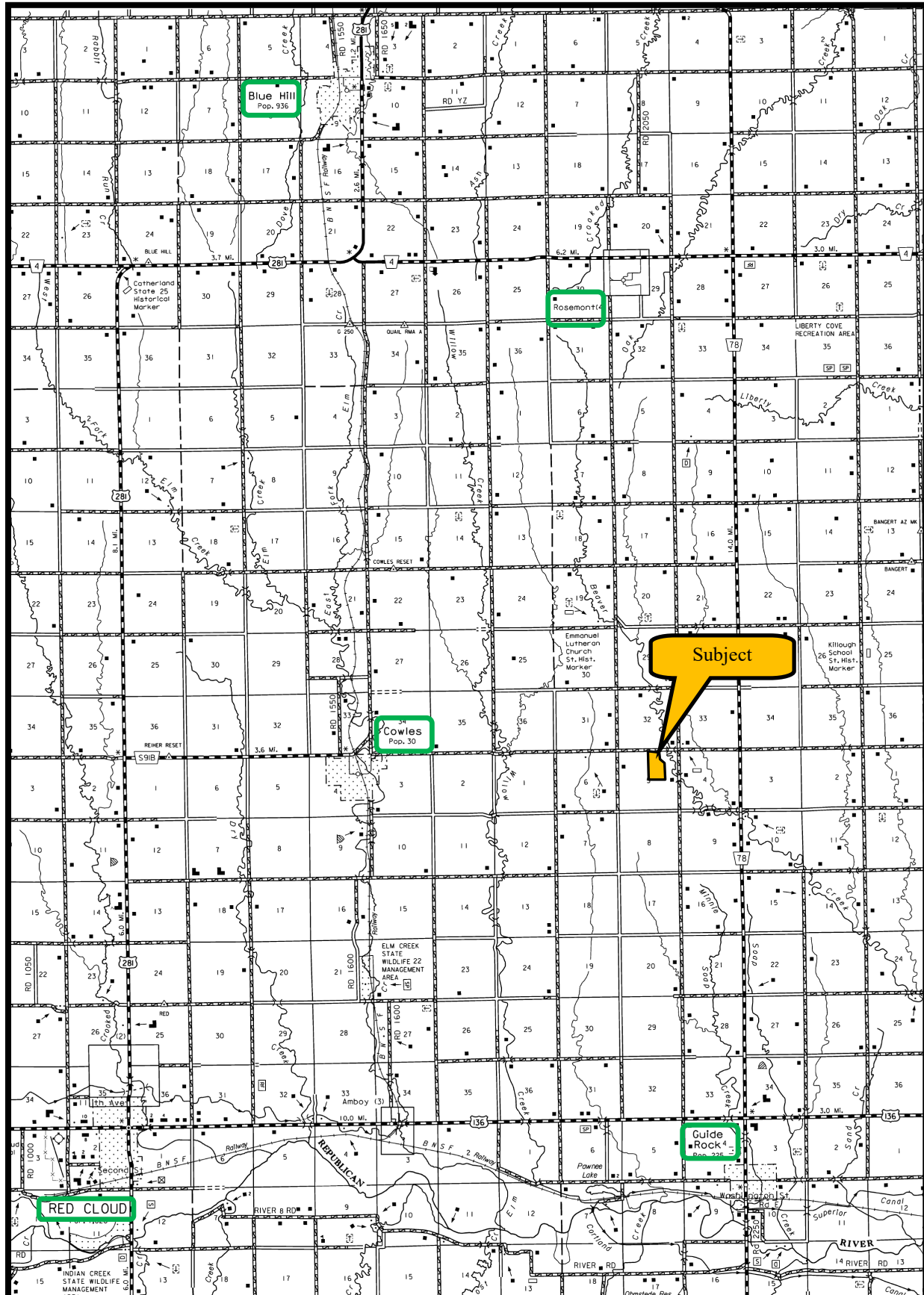
WEBSTER COUNTY



Grassland with cropland
development potential



HERRICK DRY CROPLAND WEBSTER COUNTY



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