

LAND FOR SALE

Total Acres: 159 +/- Acres

- Highly productive farm with an abundance of water.
- Closely located to many grain elevators and ethanol plants.
- Highly fertile soils with the use of livestock manure.
- 10 tower Zimmatic pivot and new irrigation casing, pump, and motor in 2012.

Legal Description: SW 1/4 Section 28, Township 14 North, Range 1 West

2019 Real Estate Taxes: \$8,796.50

Pivot Irrigated Farm

Polk County, NE

~~Asking Price: \$8,000 / acre~~

Now: \$7,600 / acre



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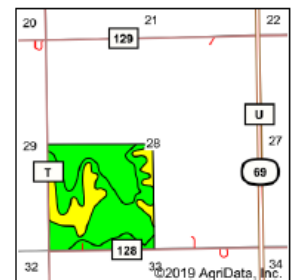
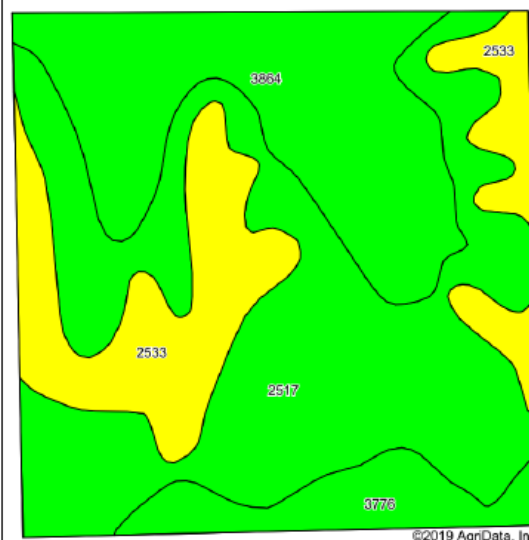


CONTACT US FOR MORE INFORMATION

Driving Directions: Take Highway 92 West out of Shelby, Nebraska one mile to "T" Road. Turn South and go 3 miles to 128 Road. The farm is to the northwest of this intersection.



Cropland Acres	155.4	
Crop	Base Acres	PLC Yield
Corn	116.3	176
Soybeans	35.73	46
Grain Sorghum	0	0
Total Base acres	152.03	



State: Nebraska
County: Polk
Location: 28-14N-1W
Township: South Canada
Acres: 159.41
Date: 12/9/2019



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

Area Symbol: NE143, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	'n NCCPI Soybeans
2517	Coly silts, 6 to 11 percent slopes, severely eroded	73.24	45.9%		Ive	Ive	51	43
3864	Hastings silt loam, 0 to 1 percent slopes	41.49	26.0%		Iw	Iw	74	68
2533	Coly silt loam, 11 to 30 percent slopes	33.13	20.8%		Vie	Vie	30	57
3776	Muir silt loam, 1 to 3 percent slopes	11.55	7.2%		Ile	Ile	73	79
Weighted Average							54.2	'n 55

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

'c: Using Capabilities Class Dominant Condition Aggregation Method

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