

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Saunders County, NE

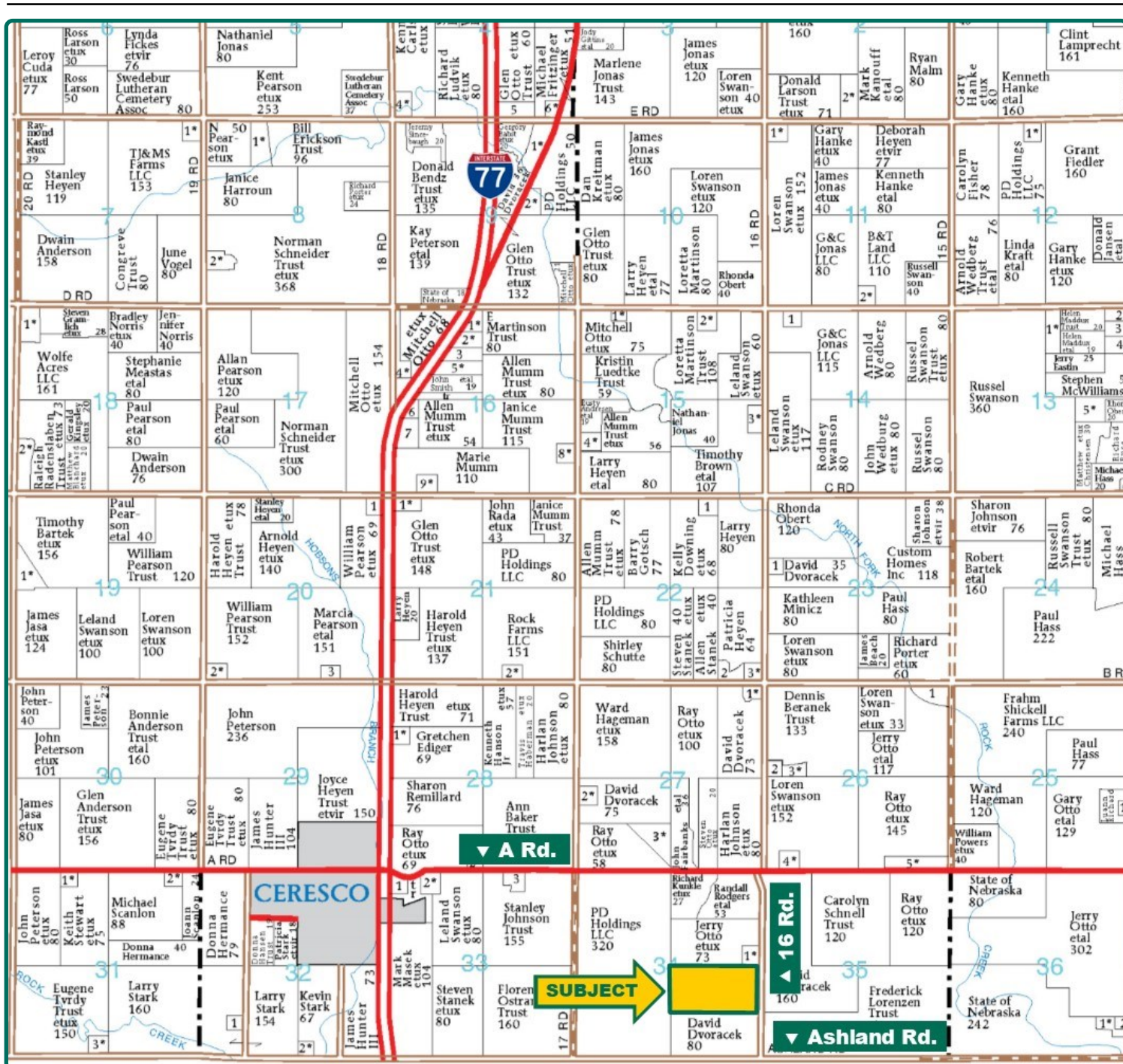


Property Key Features

- Quality Rolling Cropland Near the Lincoln Metro Area
- Secluded Hunting Area
- Easy Access - ½ Mile Off Hard-Surfaced Road

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FSA/Eff. Crop Acres:	61.69
Corn Base Acres:	29.31
Bean Base Acres:	29.29
Soil Productivity:	66.80 SRPG

Property Information

80.00 Acres, m/l

Location

Take A Rd. 2 miles east from Ceresco to 16 Rd., then go ½ mile south. Property is on the west side of 16 Rd.

Legal Description

N½ SE¼ of Section 34, Township 13 North, Range 7 East of the 6th p.m. (Richland Township).

Price & Terms

- \$340,800
- \$4,260/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2019 Taxes Payable 2020: \$4,423.92
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$55.30

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 7684, Tract 3893
FSA/Eff. Crop Acres: 61.69
Corn Base Acres: 29.31
Corn PLC Yield: 142 Bu.
Bean Base Acres: 29.29
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Main soil types are Yutan and Morrill. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

Natural.

Buildings/Improvements

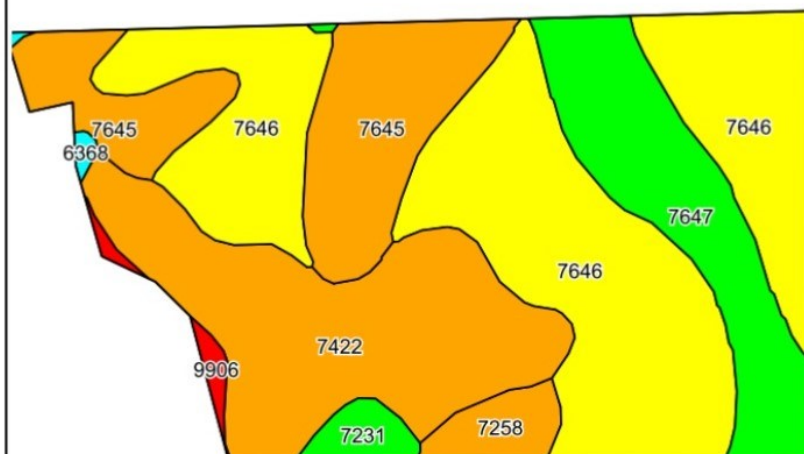
None.

Water & Well Information

None.

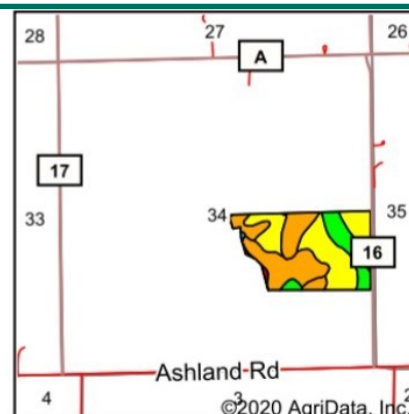
Comments

Quality, rolling cropland with 17.3 acres of natural grass/timbered hunting land in a secluded area near the Lincoln metro area.



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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Saunders**
Location: **34-13N-7E**
Township: **Richland**
Acres: **61.69**
Date: **9/30/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	26.61	43.1%		IIIe	IVe	71
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	13.60	22.0%		IVe	IVe	64
7645	Yutan silty clay loam, 11 to 17 percent slopes, eroded	9.70	15.7%		IVe	IVe	59
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	8.44	13.7%		Ile	IIIe	69
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	1.58	2.6%		IVe	IVe	71
7231	Judson silt loam, 2 to 6 percent slopes	1.04	1.7%		Ile		80
9906	Fluvaquents, silty, frequently flooded	0.52	0.8%		VIIIw		3
6368	Obert silty clay loam, frequently flooded	0.20	0.3%		VIw		36
Weighted Average							66.8

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking West



Looking East



Looking Northwest



Looking Northeast



