

LAND FOR SALE



Webster County Cropland & Recreation

Location: From the west side of Red Cloud, 4 miles north from Highway 136 on Road 1100 to the southwest corner of the property. Located in southern Webster County, Nebraska.

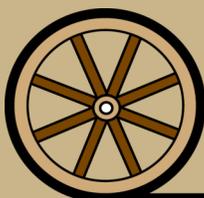
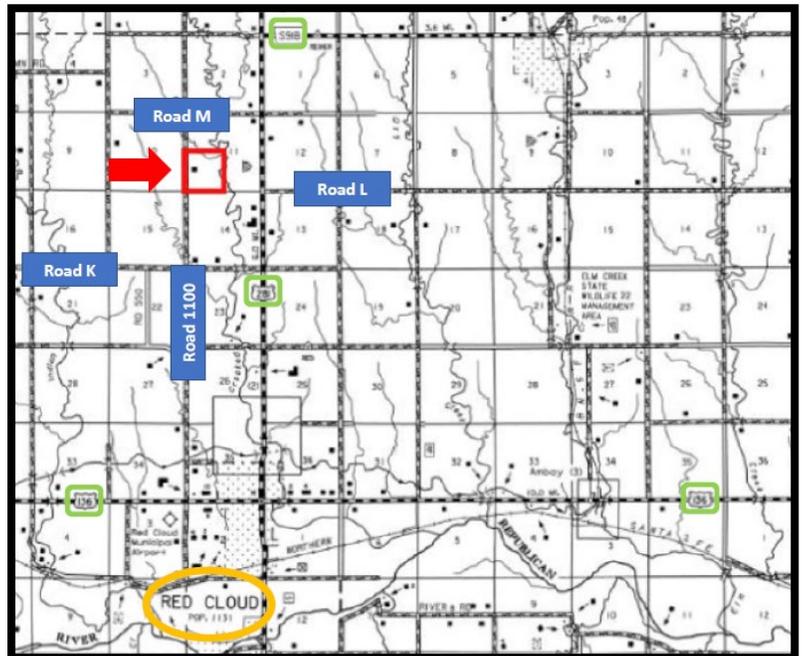
Legal Description: The Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [159.98 tax-assessed acres].

Comments: Productive, non-irrigated, primarily cropland farm with good crop base, near competitive markets. This farm provides a nice balance with approximately 20 acres of grass and trees with aggressive terrain providing hunting and recreational opportunities.

Taxes: 2020 Taxes—\$3,569.52

Price: **\$385,000.00**

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Offered Exclusively By:

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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.



Natural Resource District:

Lower Republican Natural Resource District

Soils:

Primarily Holdrege soils, with slopes ranging from 3-7%.

Leases:

Subject to a cropshare lease for the 2021 growing season. 20 tons of cattle manure have just been spread on the property this fall to enhance soil fertility.

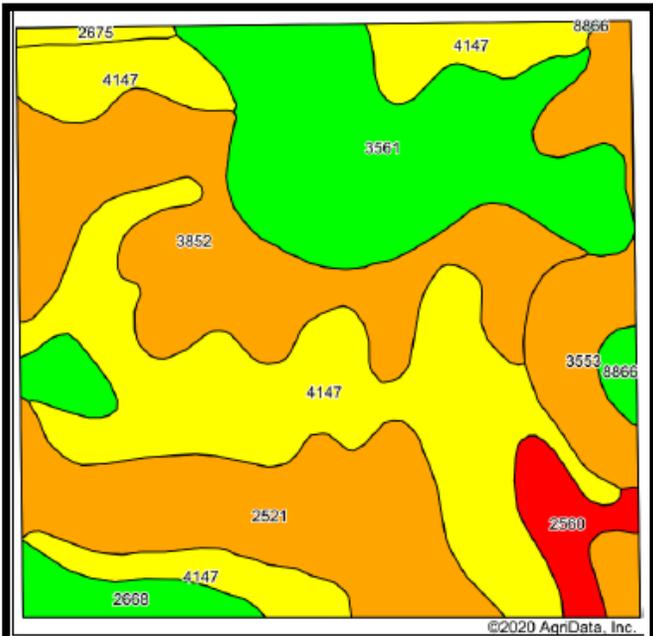
Outbuildings:

There is an uninhabitable farmstead on the west side of the property.

FSA Information:

Total Farmland:	<u>159.26 acres</u>	Total Cropland:	<u>130.86 acres</u>
Government Base Acres:	<u>Wheat — 58.8</u>	PLC Yields:	<u>Wheat — 40</u>
	<u>Corn — 32.4</u>		<u>Corn — 123</u>
	<u>Gr. Sorg.— 37.7</u>		<u>Gr. Sorg.— 67</u>
	<u>Soybeans — 0.7</u>		<u>Soybeans — 43</u>





Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr °c
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	50.16	31.4%			IIIe
3561	Hobbs silt loam, occasionally flooded	29.98	18.8%			IIw
3852	Geary and Hobbs soils	29.45	18.5%			VIe
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	22.86	14.3%			VIe
3553	Hobbs silt loam, frequently flooded	13.49	8.5%			VIw
2668	Holdrege silt loam, 1 to 3 percent slopes	6.43	4.0%			IIe
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	4.80	3.0%			VIIe
8866	Hord silt loam, 0 to 1 percent slopes, warm	1.33	0.8%			IIc
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.07	0.7%			IIIe

Weighted Ave

