

LAND FOR SALE

KEPNER FARM

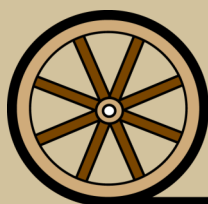


**155.18 acres
of Polk County,
Nebraska cropland
offered in
two parcels!**



Adam D. Pavelka, JD
Listing Agent
(402)984-7744
adam@agriaffiliates.com

*This is a tremendous opportunity to purchase two parcels
with good soils in a strong farming community.
The farms also offer opportunity for irrigation potential!*



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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.

HASTINGS OFFICE

P.O. Box 519

747 N. Burlington, #310

Hastings, NE 68901

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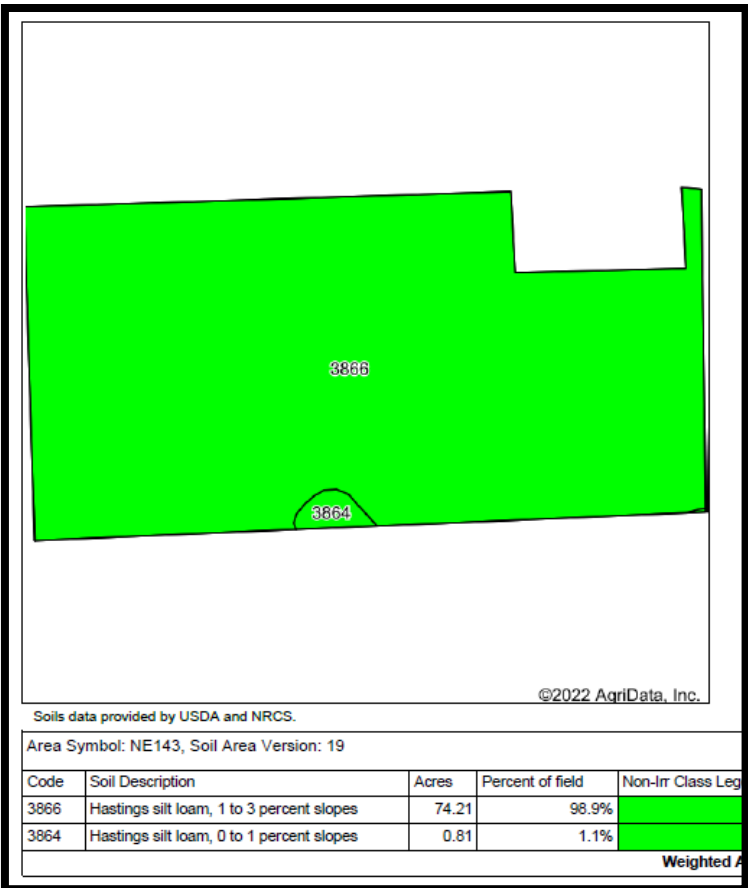
PARCEL 1 | INFORMATION

<u>Location:</u>	<u>From Osceola, Nebraska:</u> 2½ miles north on County Road O to the southeastern corner of the property.			
<u>Legal Description:</u>	The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Thirty-Three (33), Township Fifteen (15) North, Range Two (2) West of the 6th P.M., Polk County, Nebraska, less a tract [75.18 tax-assessed acres].			
<u>Taxes:</u>	2021 Taxes—\$3,959.94			
<u>Lease:</u>	Farm lease expiring February 28, 2023.			
<u>Price:</u>	<u>\$675,000.00</u>			
<u>Natural Resource District:</u>	Upper Big Blue Natural Resource District.			
<u>Soils:</u>	Entirely Hastings silt loam! Slopes ranging from 0-3%.			
<u>FSA Information:</u>	Total Farmland:	<u>79.63 acres</u>	Total Cropland:	<u>73.61 acres</u>
	Government Base Acres:	<u>Corn - 36.65</u>	PLC Yields:	<u>Corn - 128</u>
		<u>Soybeans - 36.65</u>		<u>Soybeans - 41</u>



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PARCEL 1 | MAPS & PICTURES



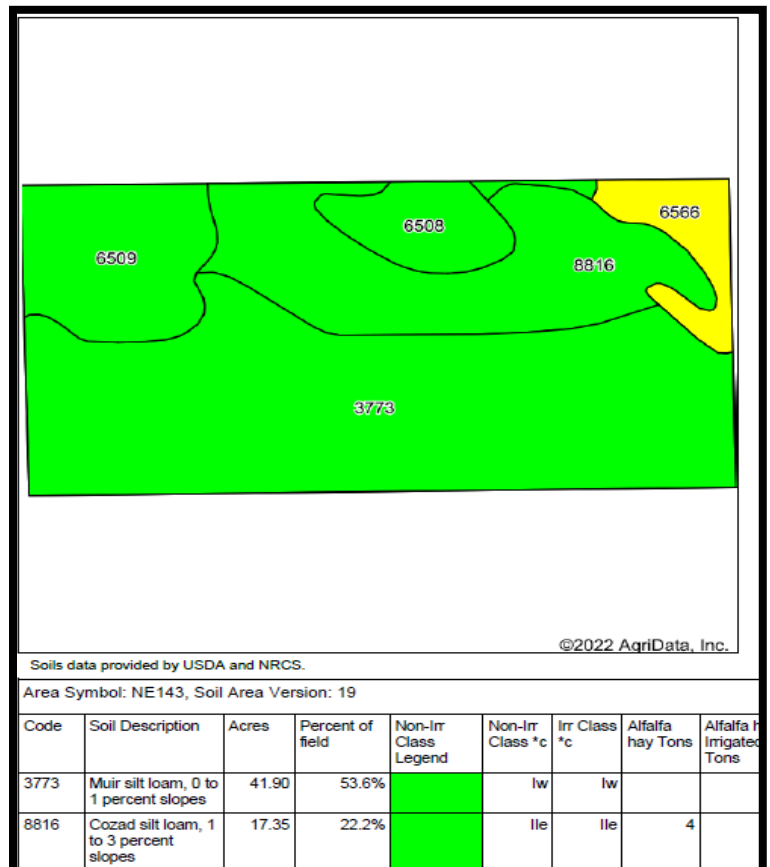
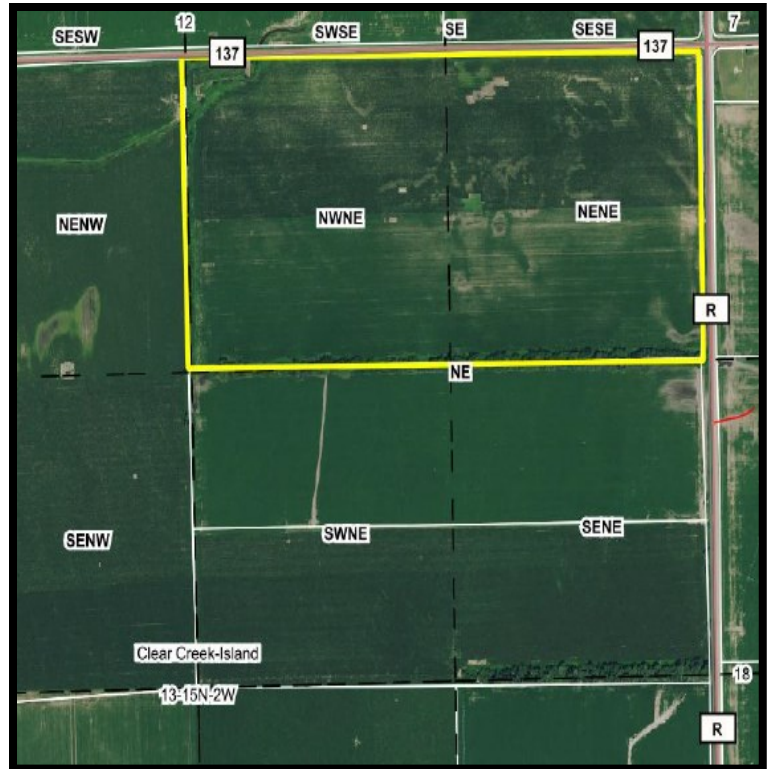
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PARCEL 2 | INFORMATION

<u>Location:</u>	From Osceola, Nebraska: 3 miles east on Highway 92, then 6 miles north on County Road R to the northeastern corner of the property. (Southwest of the intersection of County Road 37 and County Road R).			
<u>Legal Description:</u>	The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Thirteen (13), Township Fifteen (15) North, Range Two (2) West of the 6th P.M., Polk County, Nebraska [80.00 tax-assessed acres].			
<u>Taxes:</u>	2021 Taxes—\$3,930.82			
<u>Leases:</u>	Farm leases expiring February 28, 2023.			
<u>Price:</u>	<u>\$440,000.00</u>			
<u>Natural Resource District:</u>	Central Platte Natural Resource District.			
<u>Soils:</u>	Primarily Muir silt loam and Cozad silt loam, with slopes ranging from 0-3%.			
<u>FSA Information:</u>	Total Farmland:	<u>77.90 acres</u>	Total Cropland:	<u>77.90 acres</u>
	Government Base Acres:	<u>Corn - 38.70</u>	PLC Yields:	<u>Corn - 123</u>
		<u>Soybeans - 38.70</u>		<u>Soybeans - 43</u>

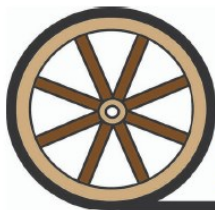
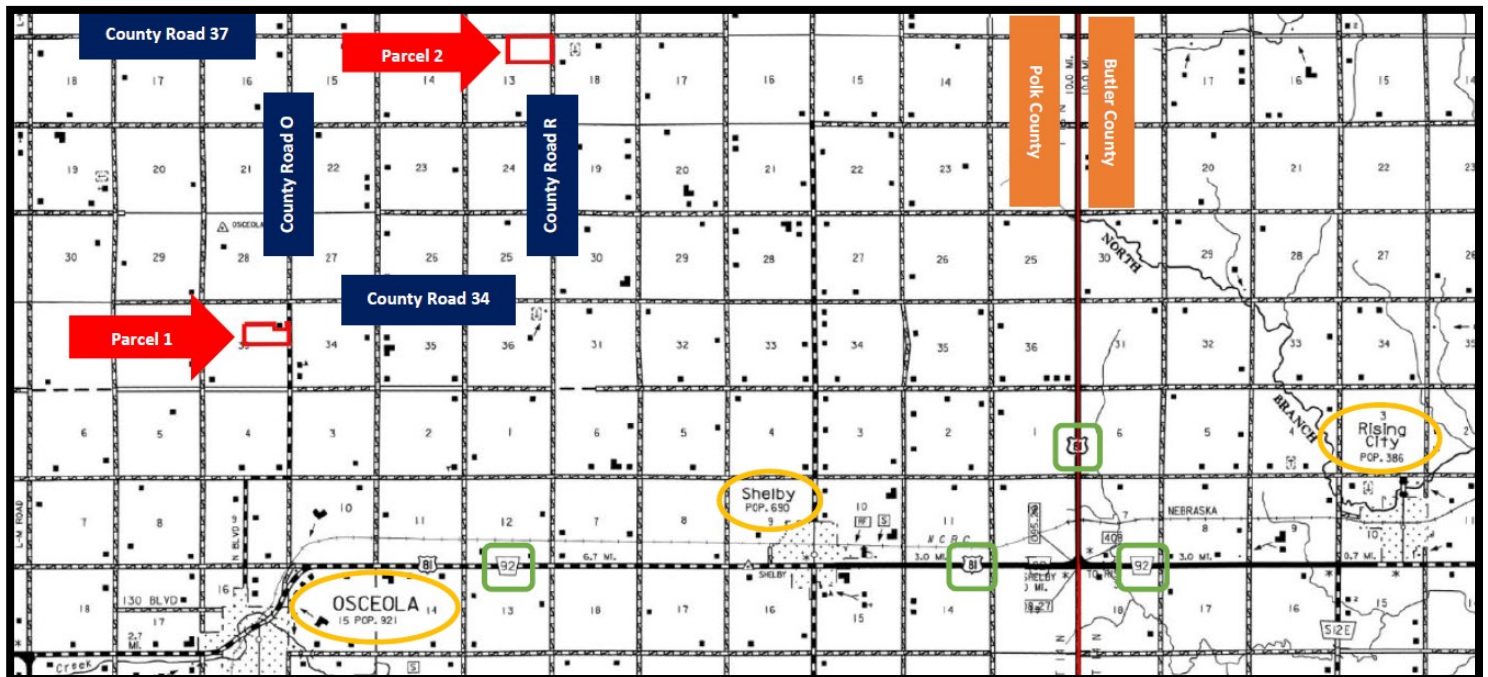


PARCEL 2 | MAPS & PICTURES



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LOCATION MAP



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