



40 ±ACRES POLK COUNTY, NE

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Derek Vrtiska

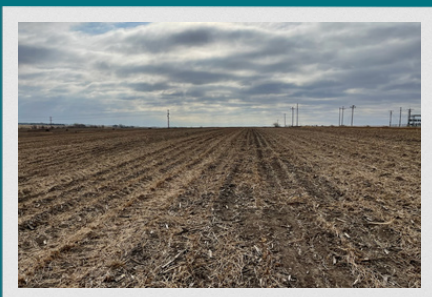
402-852-6208

dvirtiska@edgewaterfm.biz

201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

40.0± Acres

\$340,000.00



PROPERTY OVERVIEW

ACRES:

Cropland: 37.5 ±
TOTAL: 40.0± Acres

PRICE : \$340,000.00

LEGAL DESCRIPTION:

The Southwest Quarter of the Southwest Quarter of Section 33, Township 14 North, Range 1 West containing 40 ± acres.

2022 REAL ESTATE TAXES:

\$1,432.38

POSSESSION:

Immediate

SOILS:

Farm consists mostly of Hastings soils with slopes of 7-11%, and class I Hastings silt loam & Muir silt loam soils of 0-1% slopes.

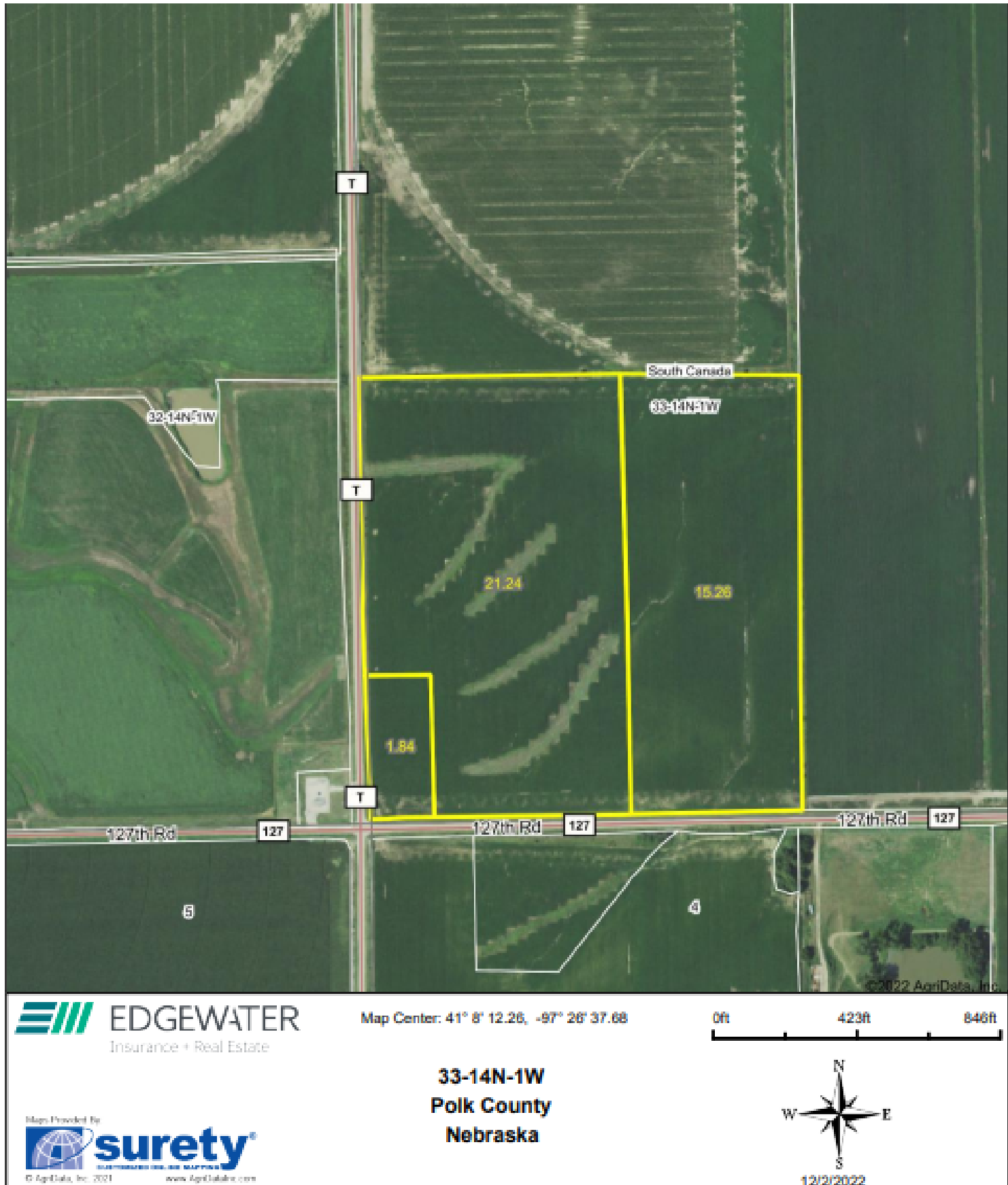
LOCATION:

Located 4 miles South of Shelby, Nebraska. Go 4 miles South on Hwy. 69 out of Shelby, and 1 mile west on 127th Road. The property sits on the Northeast side of the intersection of 127th Road. & T Road. Call for directions to get to the property.

DESCRIPTION:

This is a 40 acre property located south of Shelby, NE. This property has approximately 37.50± tillable acres, and has irrigation potential in a very productive area of Polk County.

FSA MAP



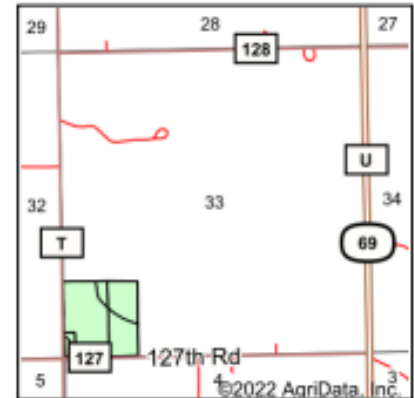
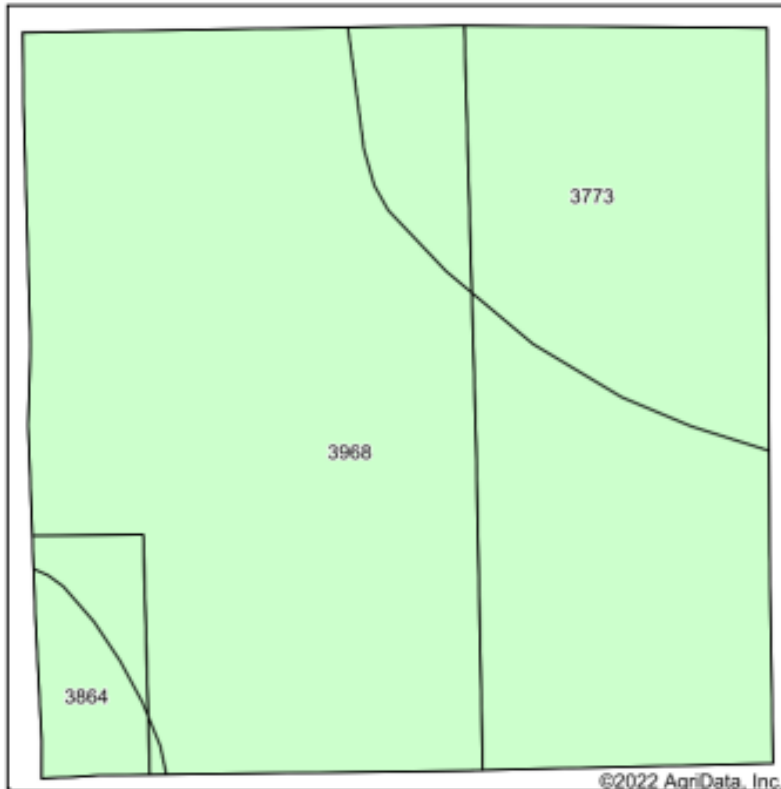
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SOIL MAP

Soils Map



State: **Nebraska**
 County: **Polk**
 Location: **4-13N-1W**
 Township: **South Canada**
 Acres: **38.34**
 Date: **12/2/2022**

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Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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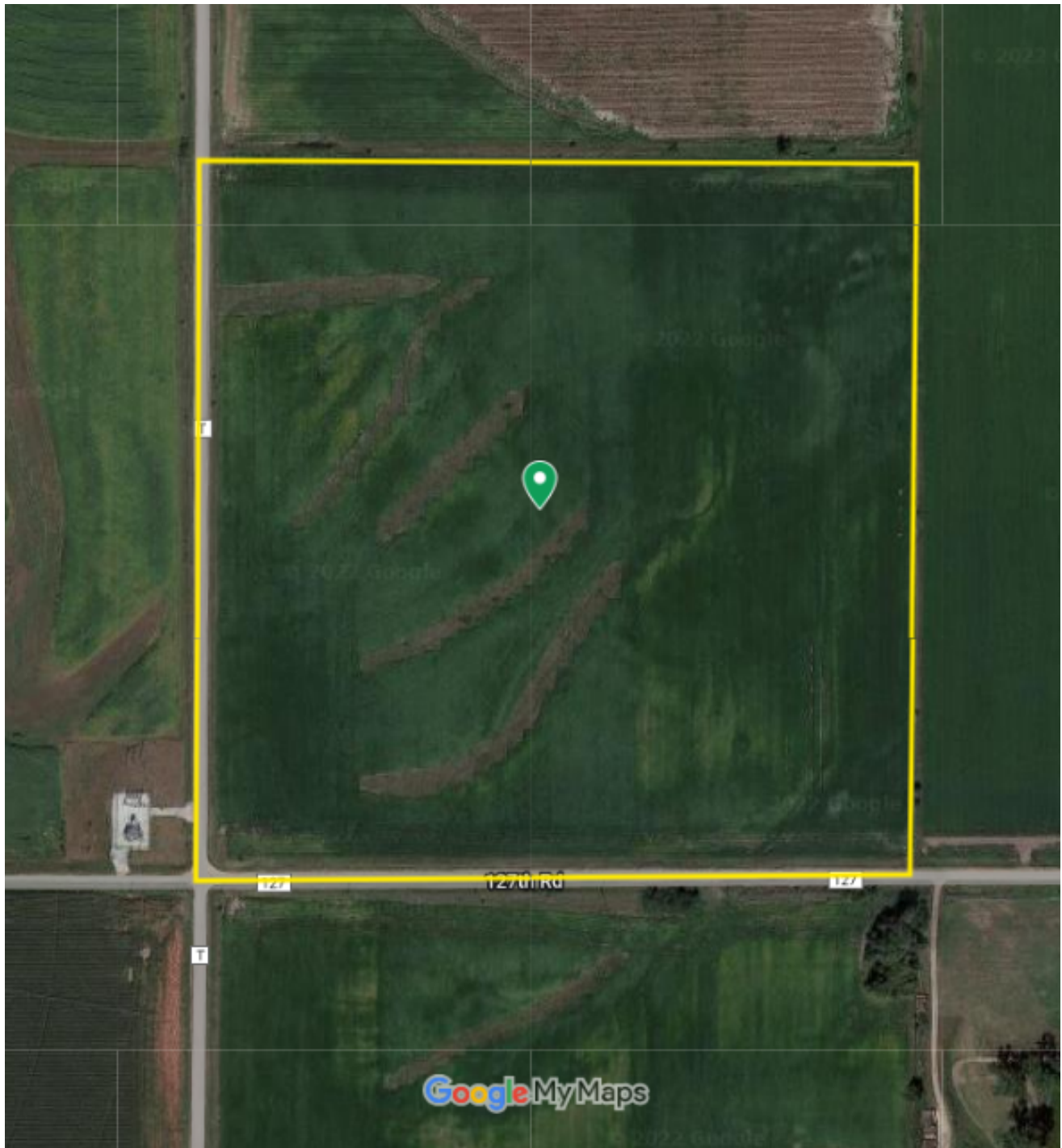


Area Symbol: NE143, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu
3968	Hastings soils, 7 to 11 percent slopes, severely eroded	28.03	73.1%	IVe	IVe	3	4	63	63	28
3773	Muir silt loam, 0 to 1 percent slopes	9.13	23.8%	Iw	Iw					
3864	Hastings silt loam, 0 to 1 percent slopes	1.18	3.1%	Iw	Iw					
Weighted Average						2.2	2.9	46.1	46.1	20.5

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

AERIAL MAP



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PROPERTY IMAGES



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