



**216.33 ± ACRES  
BUTLER COUNTY,  
NE**



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**Curtis Morrical**

712-355-3180

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1125 S 103rd St, Suite 110

Omaha, NE 68124

**Tract 1**

**80.51± Acres**

**\$603,825.00**

**Tract 2**

**55.62± Acres**

**\$417,150.00**

**Tract 3**

**80.20± Acres**

**\$601,500.00**

# PROPERTY OVERVIEW

## ACRES:

Tract 1 : 80.51± Acres  
Tract 2 : 55.62± Acres  
Tract 3: 80.20± Acres  
Actual Acres to be determined by survey  
**TOTAL: 216.33± Acres**

## LEGAL DESCRIPTION:

The N1/2 of the NE 1/4, the SW1/4 of the NE1/4, Part of the NW 1/4, and Part of the NE1/4 of the SW1/4 of section 5, township 15 North, 1 East, Butler County, Nebraska  
Containing 216.33 +- acres to further be determined by survey.

## POSSESSION:

Immediate

## LOCATION:

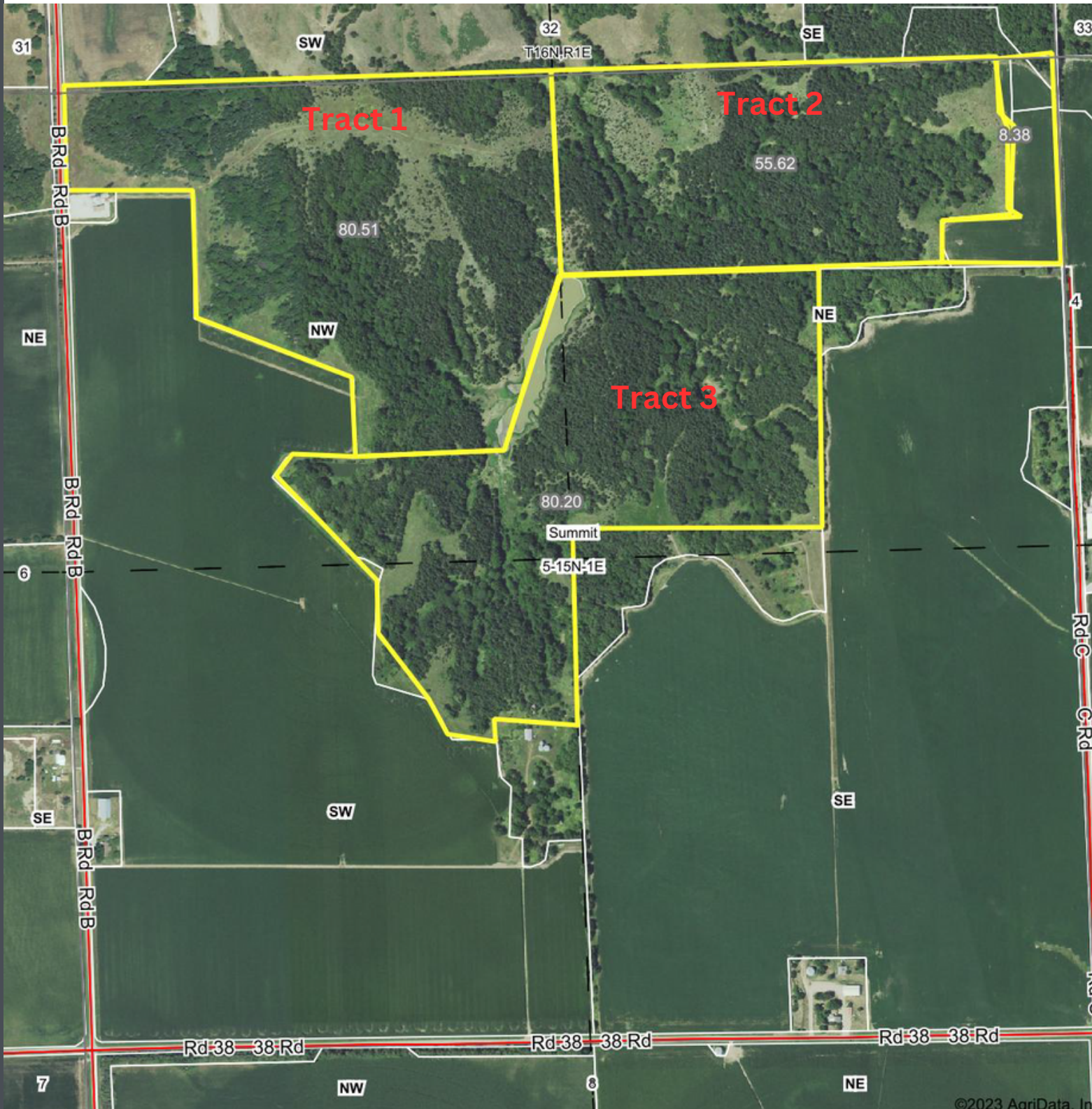
Located 5 miles South of Columbus, Nebraska and only about an hour drive from Omaha or Lincoln. Call for directions to get to the property!

## DESCRIPTION:

Discover your perfect outdoor retreat on this magnificent land listing located just a few miles south of Columbus, Nebraska. Situated only about an hour away from Omaha, and Lincoln. This property is part of the Loess Hills bluffs that run through Butler County and is being sold in 3 different Tracts and offers an ideal haven for outdoor enthusiasts. Whether you're a passionate white-tail deer hunter, a bird-watching aficionado, or a waterfowl enthusiast, this pristine land boasts endless possibilities for recreation and adventure. With its serene natural beauty and proximity to major cities, this property is your gateway to an exceptional outdoor lifestyle. Don't miss the opportunity to make this land your own and create unforgettable memories in the heart of Nebraska's great outdoors.



# TRACTS MAP



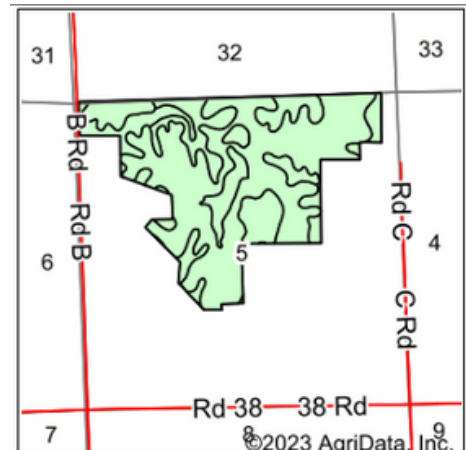
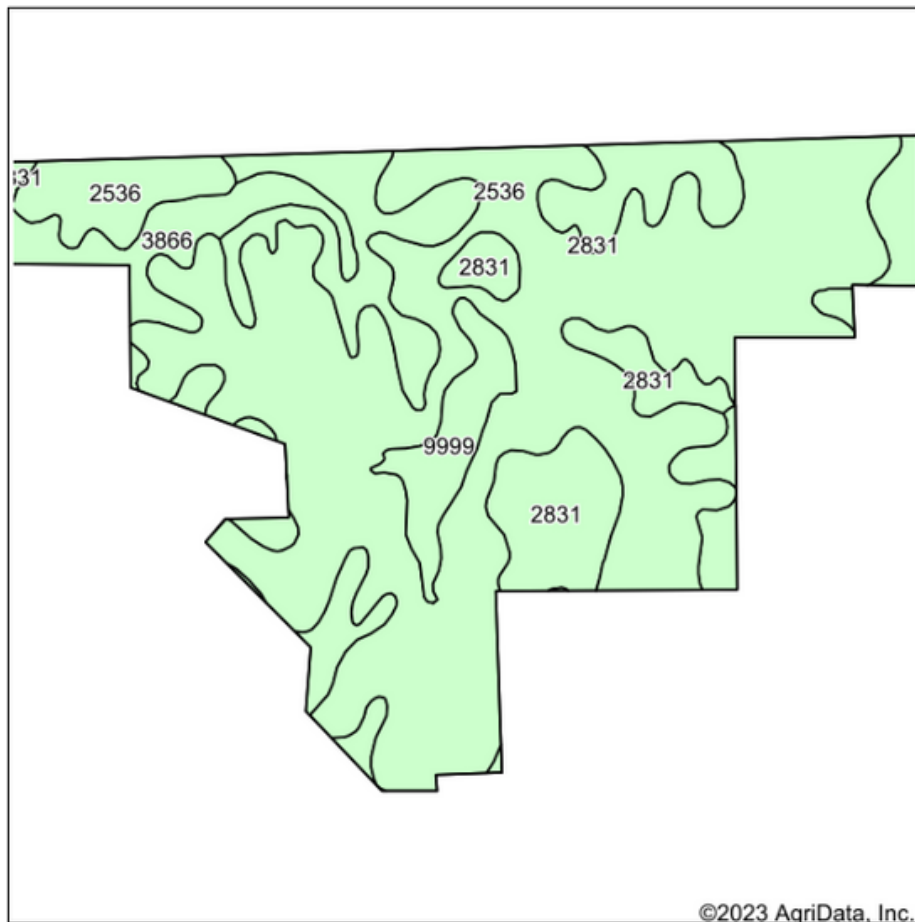
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# SOIL MAP



State: **Nebraska**  
 County: **Butler**  
 Location: **5-15N-1E**  
 Township: **Summit**  
 Acres: **216.8**  
 Date: **10/24/2023**

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

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Area Symbol: NE023, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Corn Bu	Grain sorghum Bu
2536	Coly silt loam, 30 to 60 percent slopes	140.15	64.6%	Vlle			
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	41.35	19.1%	Vle		1	1
3866	Hastings silt loam, 1 to 3 percent slopes	26.71	12.3%	lle	lle		
9999	Water	8.59	4.0%				
<b>Weighted Average</b>				*-	*-	<b>0.2</b>	<b>0.2</b>

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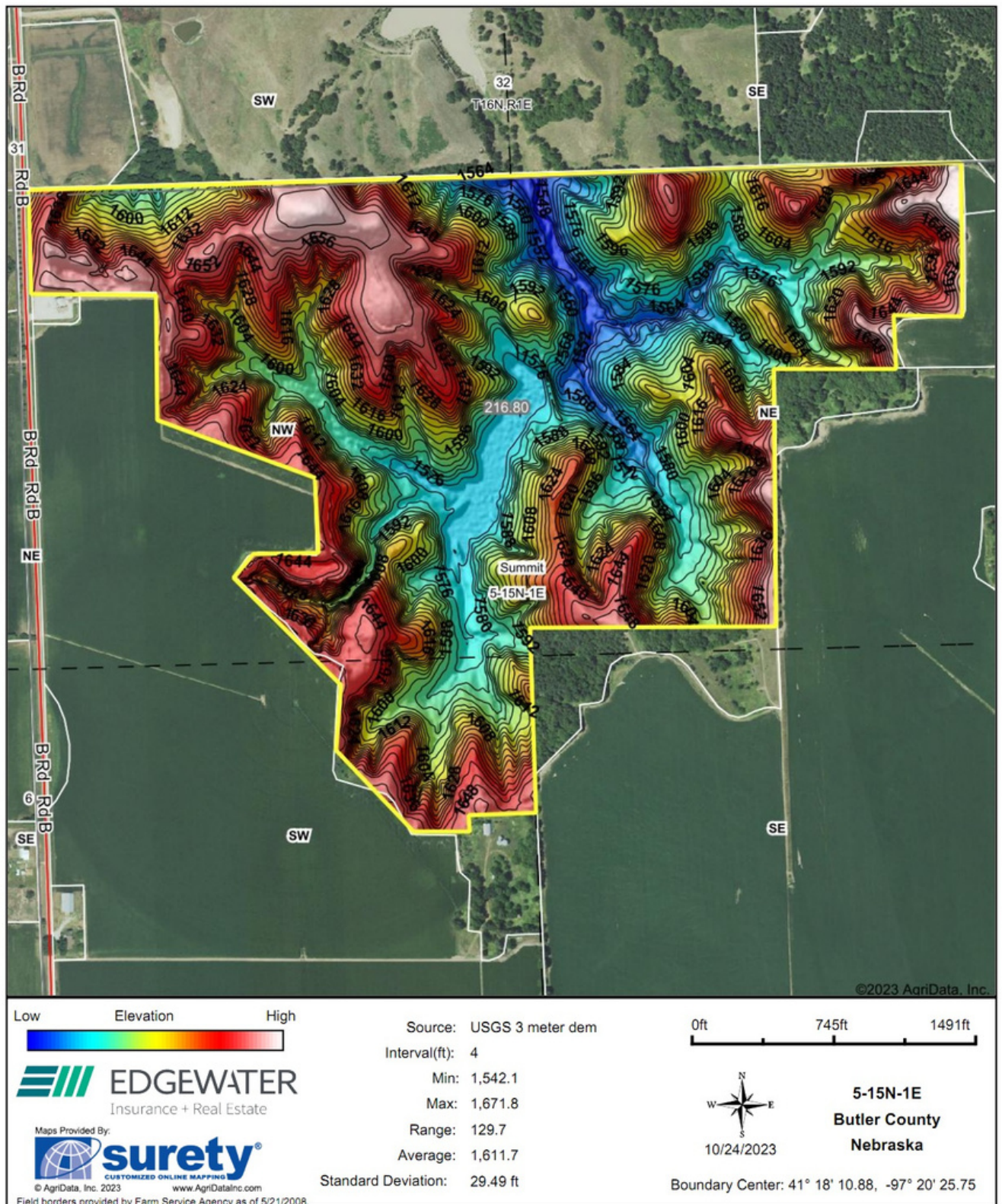
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# TOPOGRAPHY MAP

Topography Hillshade



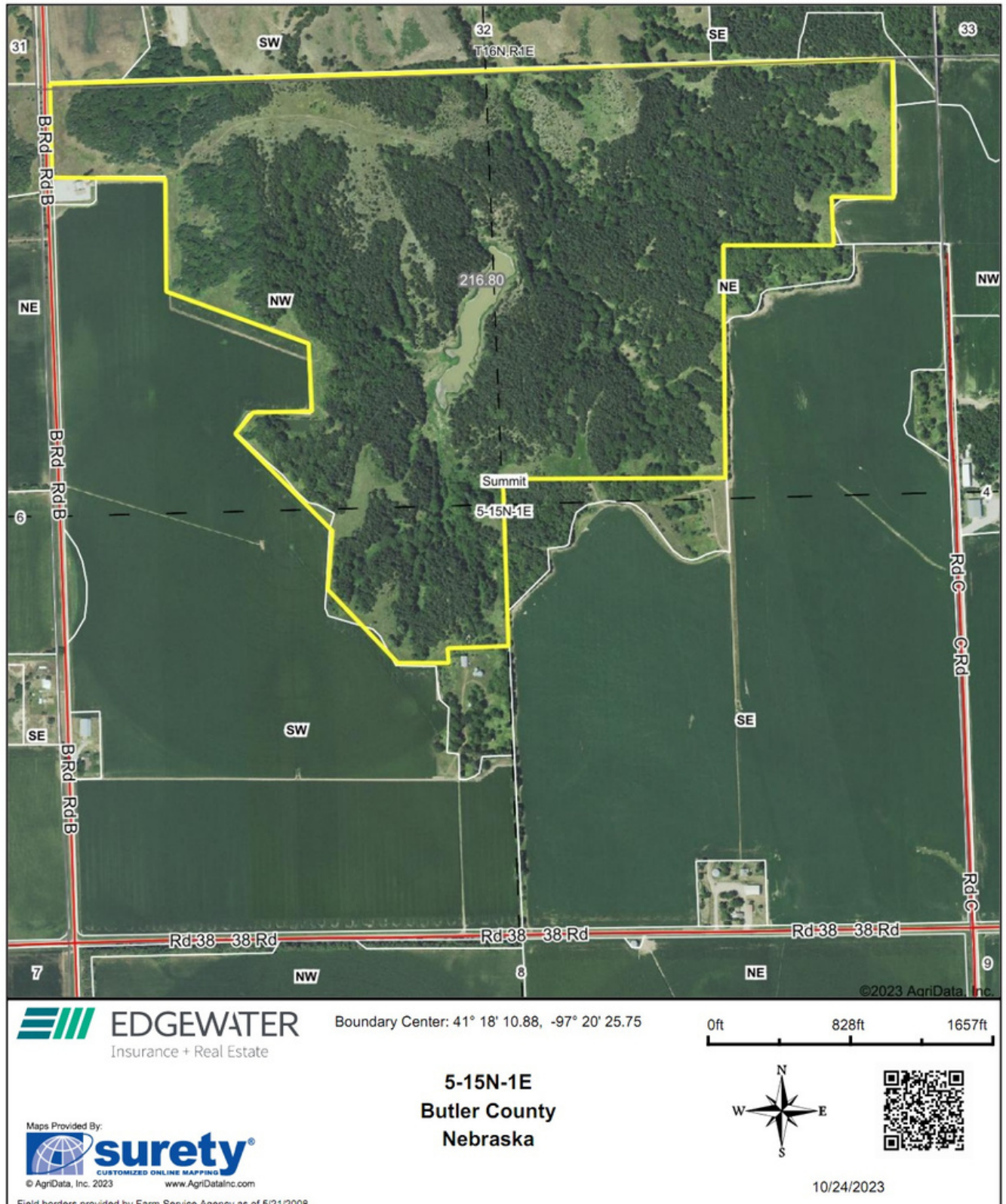
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# AERIAL MAP

Aerial Map



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# PROPERTY IMAGES



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