



**119.76 ±ACRES
JEFFERSON
COUNTY, NE**

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Insurance + Real Estate

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201 Sun Valley Blvd, Suite 2
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**119.76± Acres
\$502,992.00**

PROPERTY OVERVIEW

ACRES:

TOTAL: 119.76± Acres PRICE : \$502,992.00

**LEGAL
DESCRIPTION:**

East of the Railroad- Part of the South Half of the Northeast Quarter excluding road frontage and part of the North Half of the Southeast quarter excluding road frontage in Section 4, Township 2 East, Range 2 East of the 6th P.M., Jefferson County, NE containing 119.76 ± acres.

**2023 REAL
ESTATE TAXES:**

\$2,754.36

POSSESSION:

Immediate

SOILS:

Farm consists mostly of Meadlin Loam soil with slopes ranging from 6-30% and Lancaster and Edalgo soils with 11-30% slopes.

LOCATION:

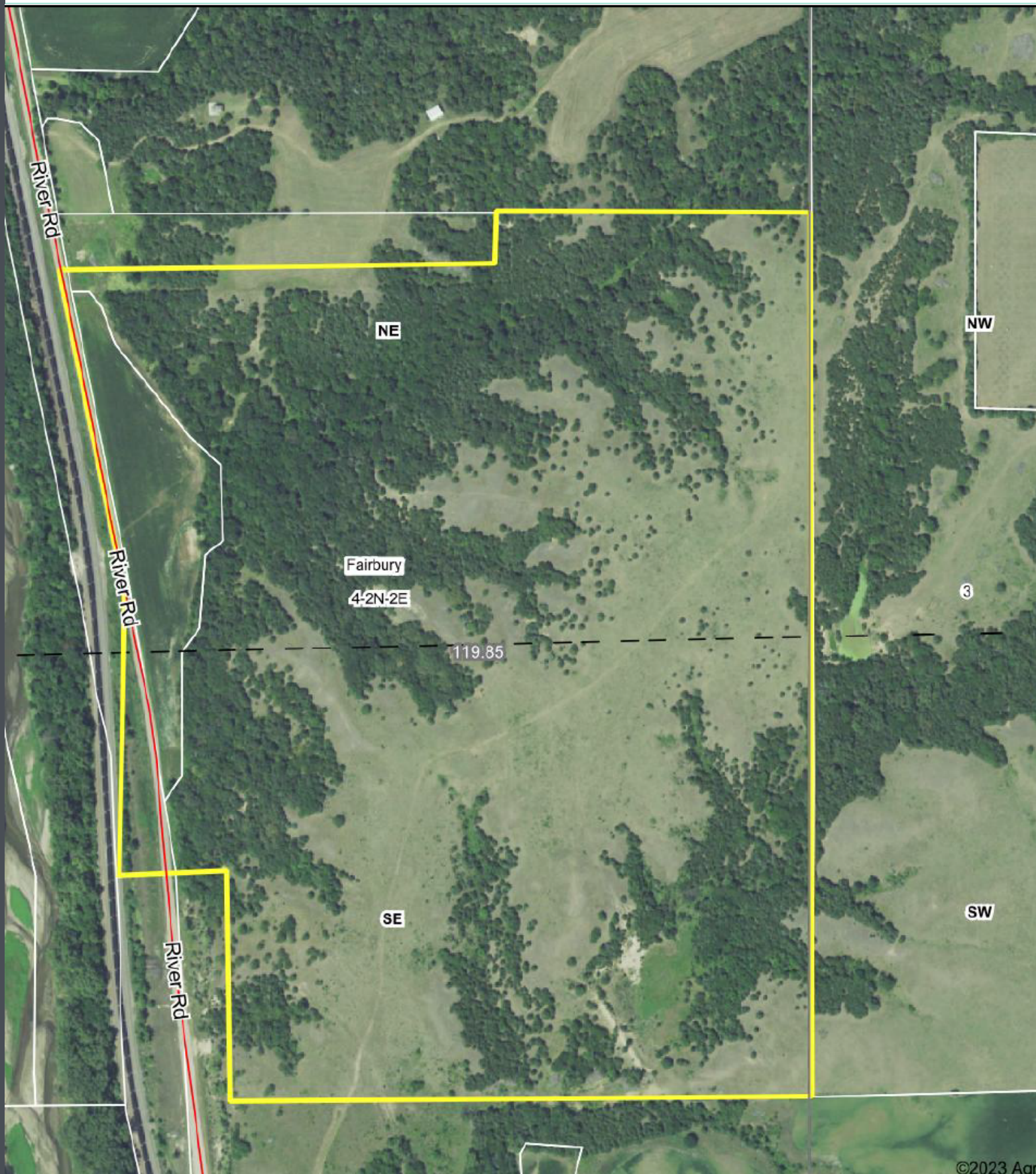
Property is located northwest of Fairbury, Nebraska. Go to the west edge of Fairbury on Highway 136 then head north on River Road for one and a half miles. The property will be on the east side of River Road. Please call to schedule a showing of the property.

DESCRIPTION:

Here is a 119.76 acre property in the heart of Jefferson County just outside of Fairbury, NE. This is a property that consists of both pasture and recreational hunting opportunities. The farm has good grass for cattle grazing as well as a pond and creek that runs through the property. The property is located along the bluffs of the Little Blue River and would make a great place to build a home or cabin.

For those looking for an excellent hunting property then this is it. This property has everything from great habitat for deer and turkeys, hardwood draws with cover and roosting trees, a creek with running water, tillable acres, and tons of wildlife signs. An affordable sized property that is located in trophy deer country like this one doesn't come up very often!

AERIAL MAP

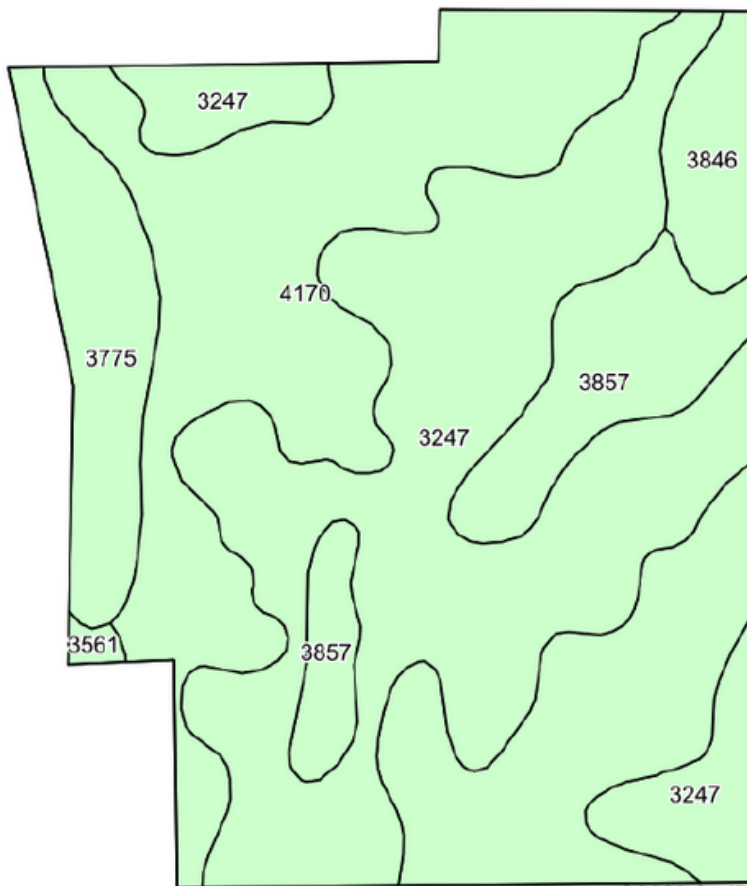


119.76 ± Acres Jefferson County, NE

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SOIL MAP

Soils Map



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Soils data provided by USDA and NRCS.

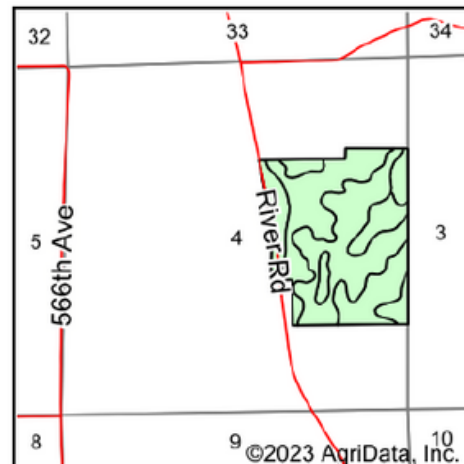
Area Symbol: NE095, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
3247	Meadin loam, 6 to 30 percent slopes	49.31	41.1%		Vis
4170	Lancaster and Edalgo soils, 11 to 30 percent slopes	46.14	38.5%		Vle
3857	Geary and Jansen soils, 7 to 11 percent slopes	10.70	8.9%		IVe
3775	Muir silt loam, rarely flooded	9.05	7.6%		Iw
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	4.21	3.5%		IIle
3561	Hobbs silt loam, occasionally flooded	0.44	0.4%		IIw
Weighted Average					5.32

c: Using Capabilities Class Dominant Condition Aggregation Method

* Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



State: **Nebraska**

County: **Jefferson**

Location: **4-2N-2E**

Township: **Fairbury**

Acres: **119.85**

Date: **12/12/2023**

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Maps Provided By:

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PROPERTY IMAGES



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