

# Land For Sale

**ACREAGE:**

**131.13 Acres, m/l**

**LOCATION:**

**Boone County, NE**



## Property *Key Features*

- 131.13 Acres, m/l, Located North of Primrose, Nebraska
- Pastureland with Livestock Well and Pond
- Nice, Small Home with Two Enclosed Porches and a Gas Fireplace

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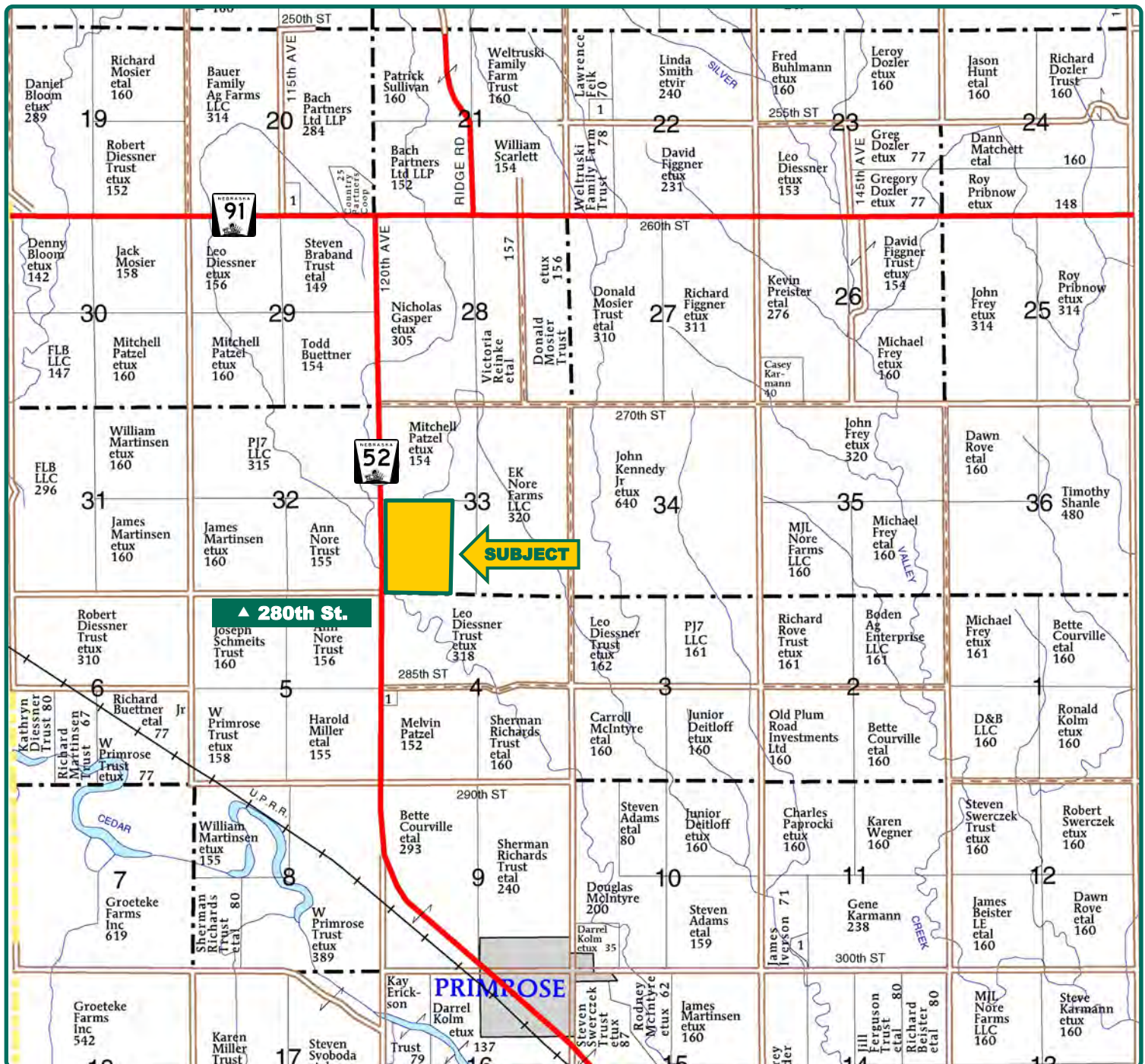
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**Cert. Grass Acres:** 125.19  
**Soil Productivity:** 57.40 NCCPI

**Total Living SF:** 864  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Year Built:** 1930  
**ADDRESS:**  
2774 Hwy 52  
Primrose, NE 68655

## Property Information

### 131.13 Acres, m/l

#### Location

From Primrose: Go north on Hwy 52 for 2½ miles. The property is located on the east side of the road.

#### Legal Description

W½ of the SW¼; part of the NE¼ of the SW¼; part of the SE¼ of the SW¼ all in Section 33, Township 20 North, Range 8 West of the 6th P.M., Boone Co., NE.

#### Price & Terms

- \$550,746
- \$4,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated, based on terms of existing lease.

#### Real Estate Tax

2023 Taxes Payable 2024: \$2,223.60\*

Surveyed Acres: 131.13

Net Taxable Acres: 131.13\*

Tax Parcel ID #: Part of 0061370.00

*\*Taxes estimated due to recent survey of property and pending tax parcel split. Boone County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Part of Farm Number 5124

Part of Tract 9344

Cert. Grass Acres: 125.19

#### Soil Types/Productivity

Main soil types are Crofton-Nora, Nora, and Alcester. See soil map for details.

#### Land Description

Slight to moderate roll.

#### Drainage

Natural.

#### Dwelling

Built in 1930, there is a single-story, two-bedroom, one-bath home on the property. The home consists of 864 sq. ft. with a 648 sq. ft. unfinished basement. Features include two-enclosed porches, gas fireplace, central heating, and air conditioning. Cosmetic updates were done in 2017. Contact agent for details.

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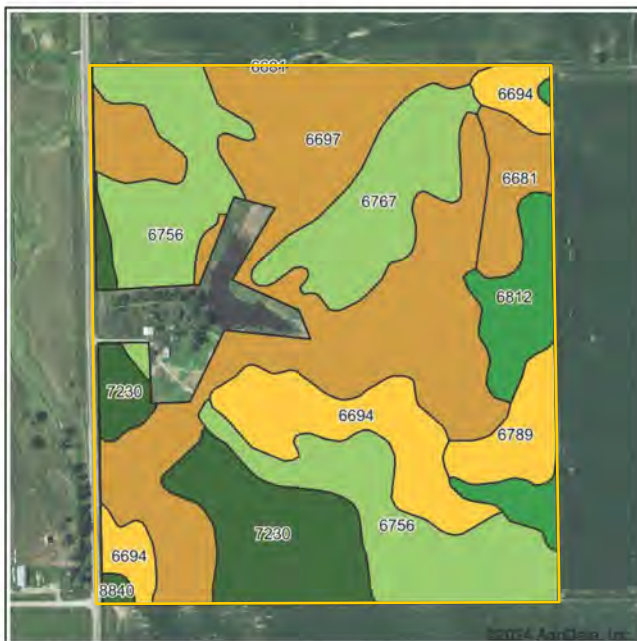
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State: **Nebraska**  
County: **Boone**  
Location: **33-20N-8W**  
Township: **Dublin-Bonanza**  
Acres: **125.19**  
Date: **8/29/2024**



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

Area Symbol: NE011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6697	Crofton-Nora complex, 17 to 30 percent slopes	43.67	34.8%		Vle		42
6756	Nora silt loam, 6 to 11 percent slopes, eroded	24.58	19.6%		IIIe	IVe	63
7230	Alcester silty clay loam, 0 to 2 percent slopes	14.48	11.6%		I	I	76
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	13.86	11.1%		IVe	IVe	64
6767	Nora silty clay loam, 6 to 11 percent slopes	11.38	9.1%		IIIe	IVe	74
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	7.70	6.2%		Ile	IIIe	64
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	4.54	3.6%		IVe		61
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	4.49	3.6%		Vle		38
8840	Hall silt loam, 0 to 1 percent slopes	0.49	0.4%		Iw	Iw	76
Weighted Average					4.00	*.	*n 57.4

## Buildings/Improvements

There are a couple dilapidated outbuildings on the property. Contact agent for details.

## Water & Well Information

Well number 115305 is located east of the house. The well services the house and livestock tank. Property is part of the Lower Loup NRD. A single pond is located in the pasture area.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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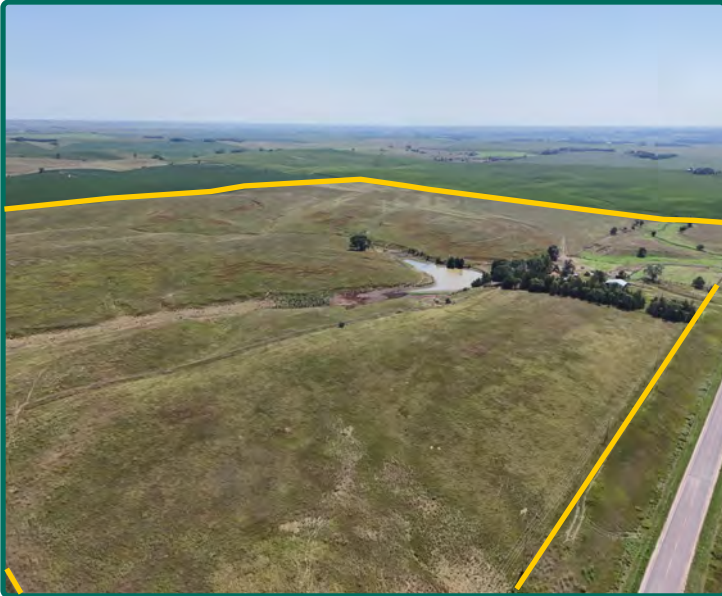
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Northwest looking Southeast



Northeast looking Southwest



View of the Home Site



Front View of the House



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