

COMBINATION FARM

160.18 +/- ACRES **KEARNEY COUNTY, NE OFFERED AT \$700,000**

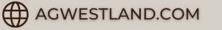
TOTAL ACRES (PER ASSESSOR) - 160.18 ± DRYLAND ACRES - 108.89 ± GRASSLAND ACRES - 31.27 ± OTHER ACRES - 20.02 ±

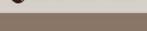




JOEL GRAMS

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308.830.0166

PROPERTY TAXES - \$ 4,697.00

LEGAL DESCRIPTION

SE 1/4 Section 27, Township 7 North, Range 14 West All owned minerals, if any, convey to buyer.

A nice combination farm located east of Minden and a 1/2 mile north of Highway 6. The farm has 108.89 acres of non-irrigated crop ground, 31.27 acres of pasture ground, and 20.02 acres of trees. The property has a usable building on it, and the current tenants have a lease for the 2025 crop year.





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FSA INFORMATION

Total Cropland Acres

Wheat Base Acres 38.7

Corn Base Acres

38.7

PLC Yield

PLC Yield

130

35

Total Base Acres

77.4

108.89 +/-







SOIL CODE	SOIL DESCRIPTION	ACRES	96	CPI	NCCPI	CAF
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	75.51	47.17	0	70	2e
9063	Kenesaw silt loam, 0 to 1 percent slopes	54.42	34.0	0	73	20
9080	Rusco silt loam, 0 to 1 percent slopes	23.82	14.88	0	31	2v
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	6.32	3.95	0	81	20
TOTALS		160.0 7(*)	100%	.*	65.65	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Property Directions - From Minden, travel 4 miles east on Highway 6 to 36 Road. Go north 1/2 mile to O Road. The property is on the northwest corner of intersection.

representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

