



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 ±



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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.





FSA INFORMATION

Total Cropland Acres

108.89 +/-

Wheat Base Acres

38.7

PLC Yield

35

Corn Base Acres

38.7

PLC Yield

130

Total Base Acres

77.4



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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	2c
9080	Rusco silt loam, 0 to 1 percent slopes	23.82	14.88	0	31	2w
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	6.32	3.95	0	81	2c
TOTALS		160.07(*)	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.

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