LAND FOR SALE



Valley County Farm

VALLEY COUNTY, NEBRASKA

Valley County Farm includes productive dry cropland along with pasture having excellent livestock water availability and fencing.



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Offered exclusively by

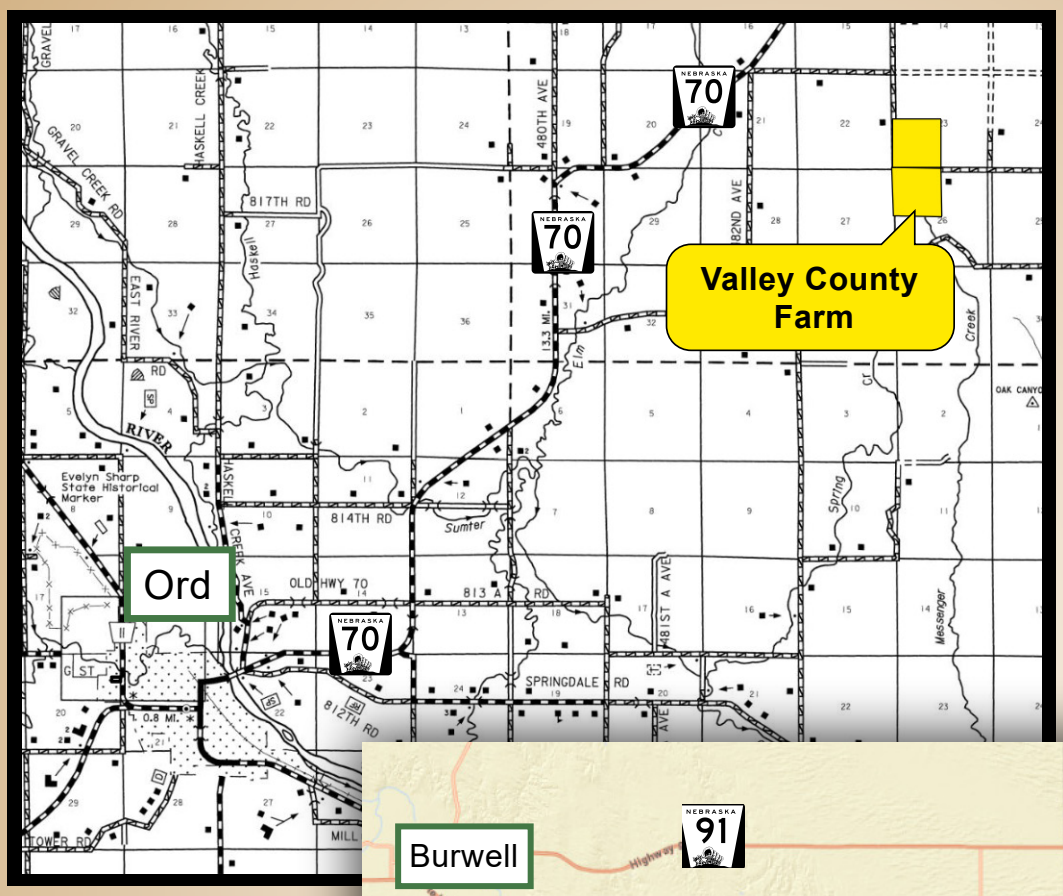
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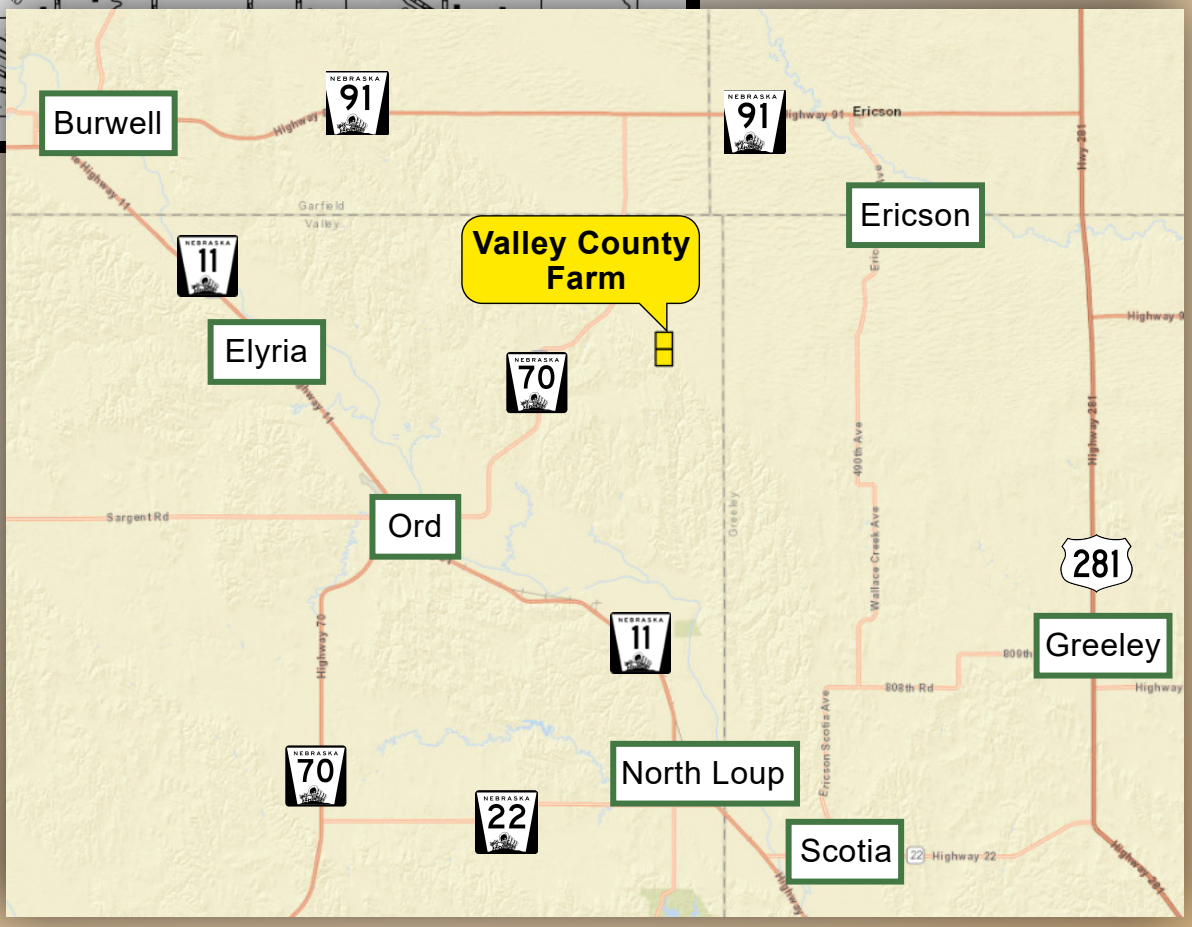
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Location Maps





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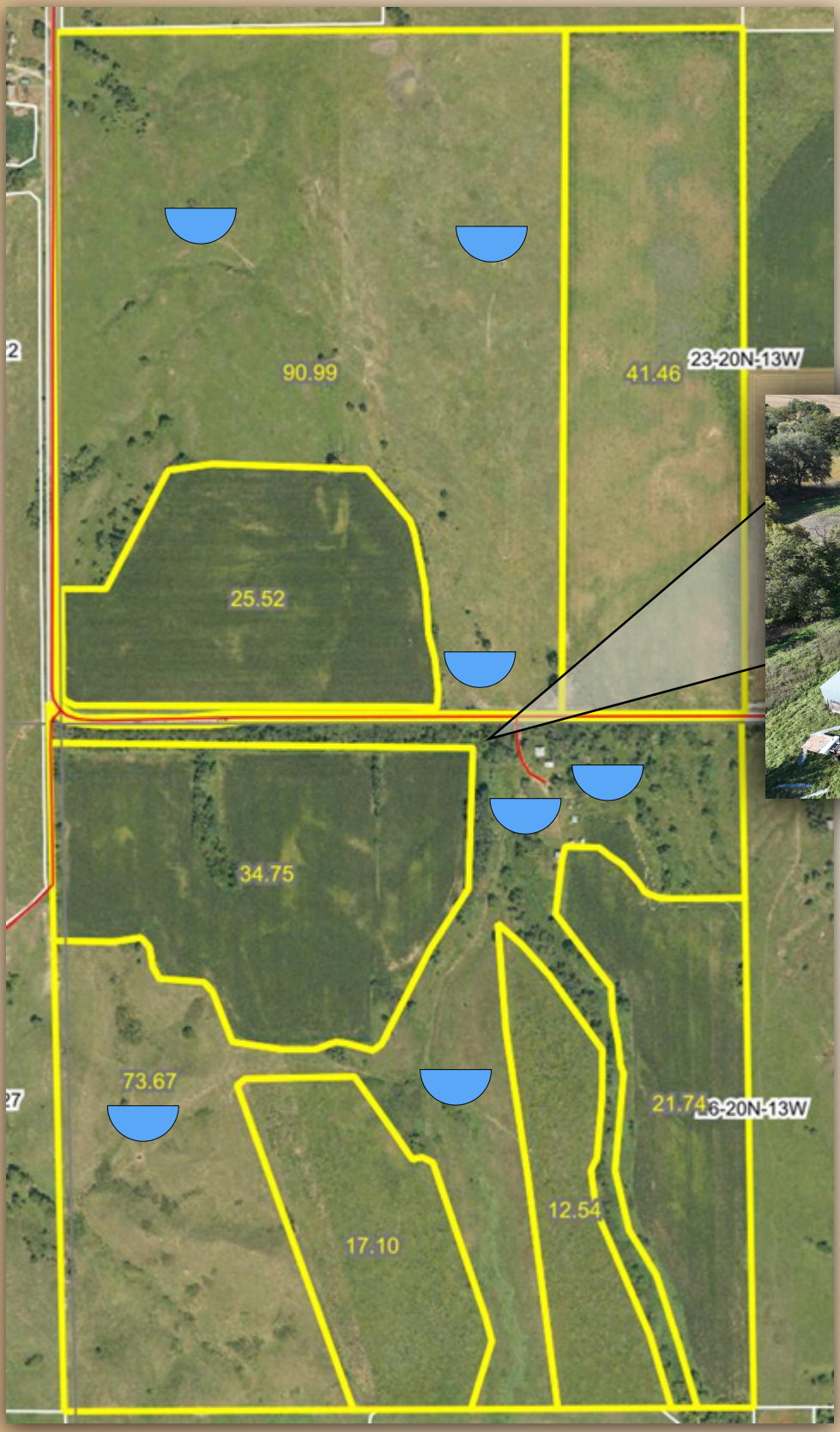
Property Information

LEGAL DESCRIPTION:	SW1/4 Section 23 and NW1/4 Section 26, T20N-R13W of the 6th P.M., Valley County, Nebraska.
LIST PRICE:	**$1,165,000**
LOCATION:	Located approximately twelve miles northeast of Ord, Nebraska. Farm is located on the corner of 484 Avenue and 818 Road.
TOTAL ACRES:	317.80 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of dry cropland with pasture and an improvement site containing miscellaneous building improvements.
REAL ESTATE TAXES:	2025: $4,861.66
BUILDING IMPROVEMENTS:	750 sq. ft. metal building with full concrete floor 576 sq. ft. pole frame building with metal covered roof and sides and a full concrete floor Miscellaneous storage buildings along with cattle sorting and holding pens constructed of metal and wood posts with metal panels. (House located on the property is considered uninhabitable.)
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 153.11 acres Government Base Acres and Yields: Corn – 92.99 acres with PLC Yield of 113 bushels per acre Soybeans – 12.90 acres with PLC Yield of 35 bushels per acre
LEASE/ POSSESSION:	Full possession for the 2027 growing season
SOILS SUMMARY:	Cropland soils consist primarily of Class III and IV silt loams and fine sandy loams with slopes of 3-11%, while pasture soils consist of silt and fine sandy loams with slopes of 3-30%.
LIVESTOCK WATER AND FENCING:	Livestock water is provided by a well equipped with an electric submersible, servicing seven water sites. Fencing consists of well-maintained 4-strand barb wire on wood posts.



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Property Map







Building improvements with stock well



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Property Photos











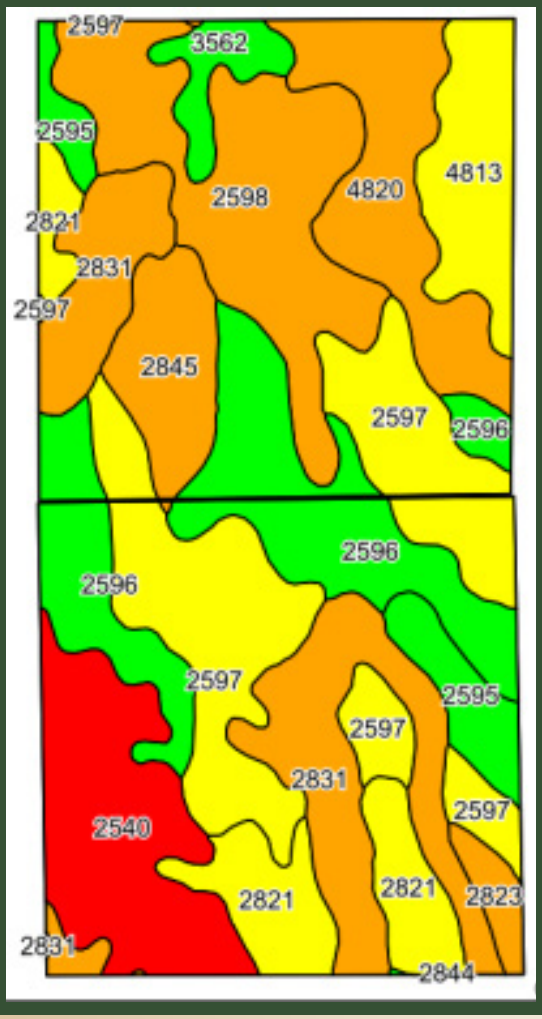






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Valley County Farm



SOILS MAP

CODE	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class
2597	Hersh fine sandy loam, 6 to 11 percent slopes	57.99	18.1%		IVe
2596	Hersh fine sandy loam, 3 to 6 percent slopes	46.64	14.6%		IIIe
2598	Hersh fine sandy loam, 11 to 17 percent slopes	41.66	13.0%		VIe
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	40.18	12.6%		VIe
2540	Coly-Hobbs silt loams, 3 to 60 percent slopes, moist	30.97	9.7%		VIIe
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	26.10	8.2%		VIe
2821	Uly silt loam, 6 to 11 percent slopes, eroded	22.37	7.0%		IVe
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	16.76	5.2%		IVe
2845	Uly-Coly silt loams, 11 to 17percent slopes, eroded	14.02	4.4%		VIe
2595	Hersh fine sandy loam, 0 to 3 percent slopes	11.34	3.5%		IIIe
3562	Hobbs silt loam, occasionally flooded, cool	6.38	2.0%		IIw
2823	Uly silt loam, 11 to 17 percent slopes, eroded	5.45	1.7%		VIe
2844	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	0.14	0.0%		IIIe



