

LAND FOR SALE



Miriam Road Cropland

127± ACRES | LINCOLN COUNTY, NEBRASKA

Located approximately 2¼ miles south on Miriam Road, between North Platte and Maxwell, NE, this dry cropland offers a solid opportunity for agricultural production and long-term investment. Featuring productive soils well-suited for dryland farming, providing flexibility for a variety of cropping operations in a proven agricultural region.

View Full
Brochure & Listing



LISTING AGENT:

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Bruce Dodson, AFM

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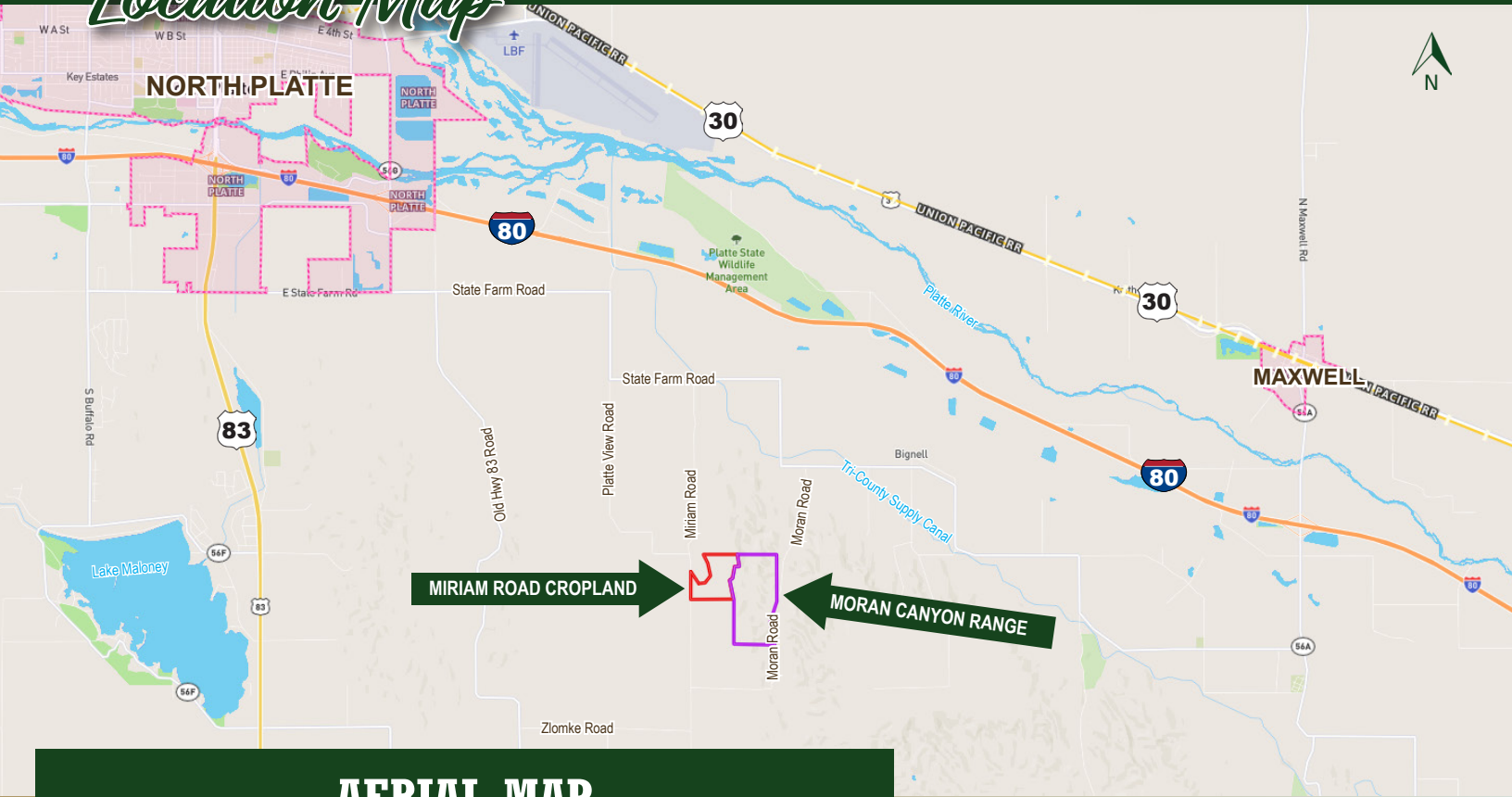
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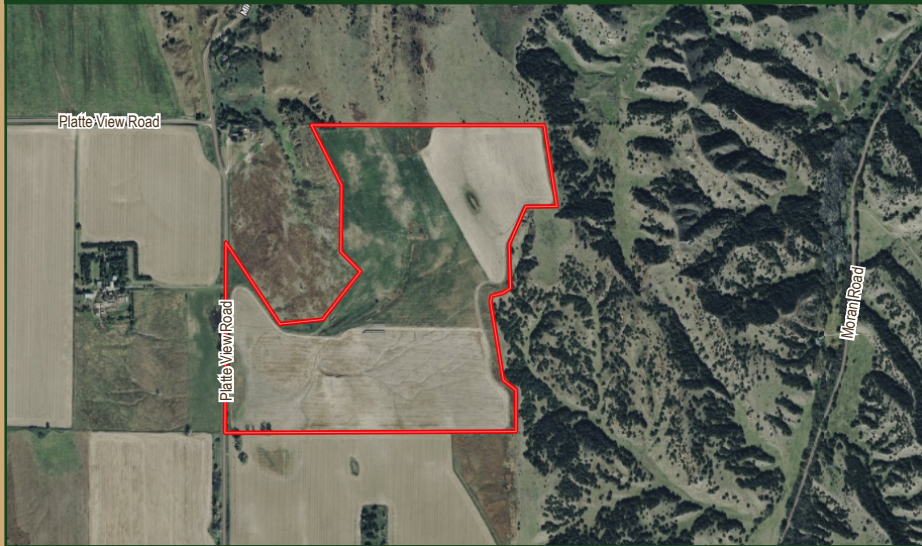


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Location Map



AERIAL MAP



Location & Access

From North Platte: Head east on East State Farm Road for 6½ miles, then turn south onto Miriam Road and continue for 2¼ miles. The property will be located on the east side of the roadway.



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Property Details

LEGAL DESCRIPTION:

Pt. NW $\frac{1}{4}$, Pt. W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 5, Township 12 North, Range 29 West of the 6th P.M. in Lincoln County, Nebraska.
* To be surveyed upon purchase.

ACRES & TAXES:

127 $\pm$ estimated acres, *to be surveyed*
Approximate Real Estate Taxes: \$1,300
* Individual parcel acres and taxes to be determined by survey, if sold separately from Moran Canyon Rangeland.

NRD:

Twin Platte Natural Resources District

LAND USE:

117 acres dryland and 8 acres winter range/wildlife habitat.

PRICE:

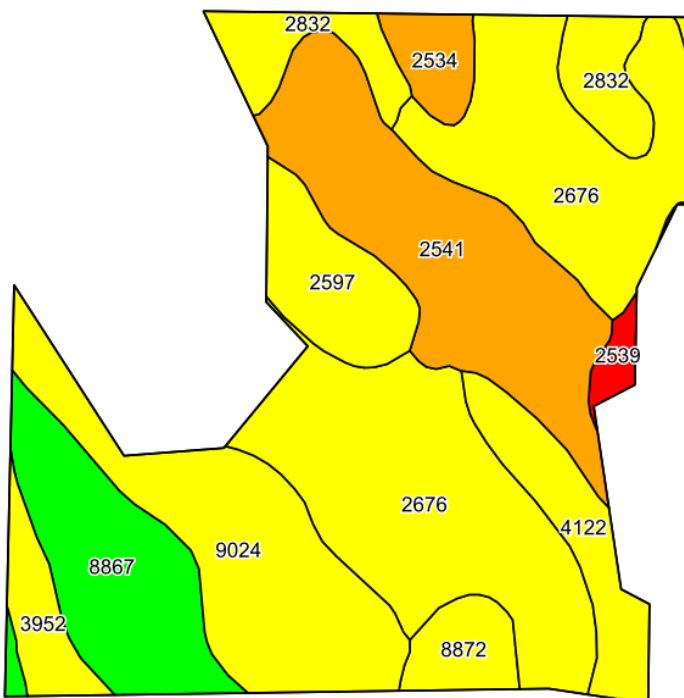
\$335,600

This property may be purchased with adjoining property - Moran Canyon Rangeland.
Ask listing agent for details.

CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	40.02	32.7%		IIle
2541	Coly silt loam, 11 to 17 percent slopes, eroded	20.28	16.5%		Vle
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	16.90	13.8%		IIle
8867	Hord fine sandy loam, 1 to 3 percent slopes	12.63	10.3%		Ile
2832	Uly-Coly silt loams, 6 to 11 percent slopes	9.39	7.7%		IV

* Remainder of the soils in class III, IV, VI or VII. Full soils map available on the online listing or ask the listing agent.



Bordering Moran Canyon, the land also benefits from a unique natural setting.

The canyon provides quality wildlife habitat, with frequent sightings of deer, turkey, elk and other native wildlife - adding a recreational and scenic element to the property.



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Helping Clients Achieve Their Real Estate Goals

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