



LAND FOR SALE

Legal: 12-16-09 Douglas County, NE



78 +/- ACRES

DOUGLAS COUNTY, NE

\$936,000

Opportunities to acquire quality farmland in western Douglas County are increasingly rare. Ideally located between Valley and Fremont, just east of Highway 275 with convenient access from Highway 36 and County Road 29, this productive 78+/- acre tract presents an outstanding opportunity for producers looking to expand their operation or investors seeking to add a quality agricultural asset to their portfolio.

The property offers approximately 62.84 FSA cropland acres consisting of predominantly level, highly productive farmland with excellent accessibility by hard-surfaced roads and close proximity to several local grain markets. Its location allows for efficient farming operations while providing the long-term stability and investment potential that quality eastern Nebraska farmland has consistently demonstrated.

The soils consist primarily of Wann-Caruso-Inglewood Complex and Gibbon-Wann associations, complemented by areas of Gilliam-Eudora silty loam and sandy loam soils. The relatively level topography provides minimal surface runoff, allowing the property to retain valuable growing-season moisture. The farm carries an impressive NCCPI Overall Productivity Rating of 70.5, reflecting the property's strong agricultural capability and long-term productivity. The 2026 crop is currently planted to corn.

FOR MORE INFORMATION, CONTACT:

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