LAND FOR SALE



Jensen Farm

(Productive Cropland with Recreational Pasture)

NUCKOLLS COUNTY, NEBRASKA



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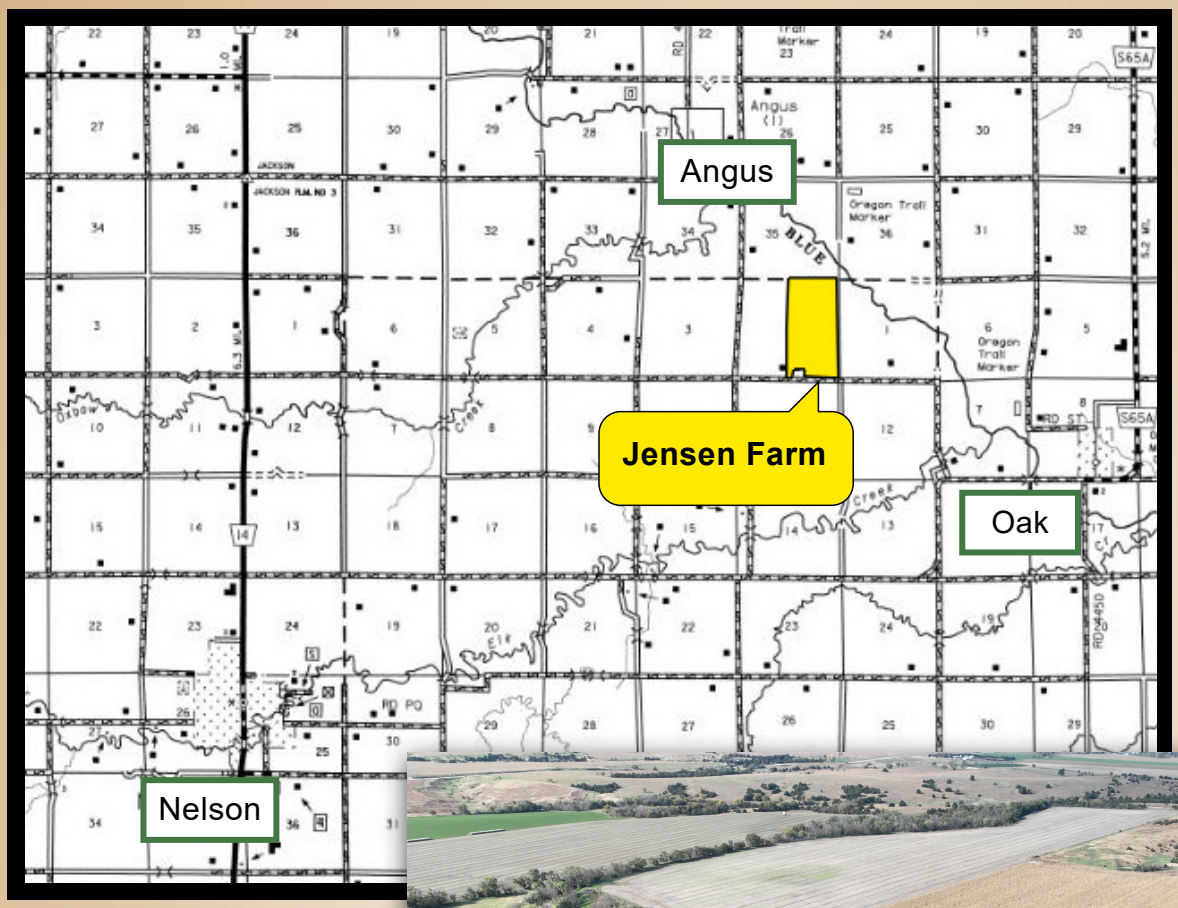
Location Map





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Property Information

LEGAL DESCRIPTION:	E1/2 Section 2, Township 3N, Range 6W of the 6th P.M., Nuckolls County, Nebraska, less a 4.98-acre rural acreage located along the south.
LIST PRICE:	**$1,675,000**
LOCATION:	Located 4 miles northwest of Oak or 3 miles and 5.5 miles east of Nelson, Nebraska. Access is provided by graveled T Road bordering the south
TOTAL ACRES:	326.02+/- acres
PROPERTY DESCRIPTION:	Approximately 326 acres of highly productive dry cropland with recreational pasture.
REAL ESTATE TAXES:	Estimated 2025 Real Estate Taxes: $6,238
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 166.56 acres Government Base Acres and Yields: Wheat – 54.10 acres with PLC Yield of 41 bushels per acre Corn – 2.18 acres with PLC Yield of 130 bushels per acre Grain Sorghum – 83.50 acres with PLC Yield of 73 bushels per acre Soybeans – 26.62 acres with PLC Yield of 37 bushels per acre All cropland is considered non-highly erodible by the NRCS.
SOILS SUMMARY:	Cropland soils consist primarily of Class I Hastings silt loam, 0-1% slopes, with lesser amounts of Class II and III Hord, Hastings, Crete, and Geary silt and silty clay loams, 0-7% slope. Soils of the pasture consist primarily of Class II and III silt loams with lesser amounts of Class IV and VI silt loams. Slopes range from 0-30%.
LIVESTOCK WATER:	Livestock water is provided by two dams with one located in the north and the other located in the southeast.
POSSESSION:	Full possession for the 2027 growing season with exception to 22.00 acres of pasture located in the north which is cash leased for the 2027 grazing season.



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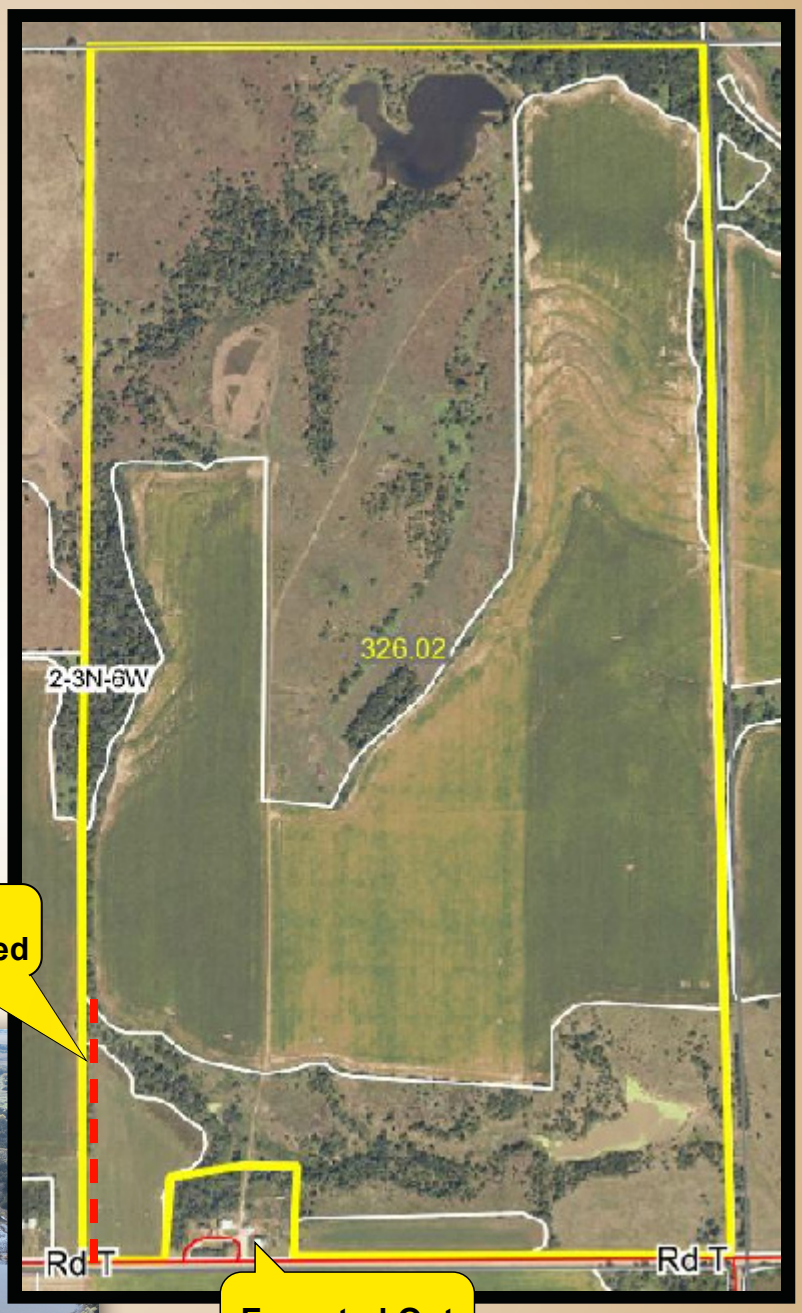
Property Map

Highly productive dry cropland with wooded, recreational pasture.

An access trail road will be constructed along the east border from graveled T Road to the 154.57-acre field of cropland.





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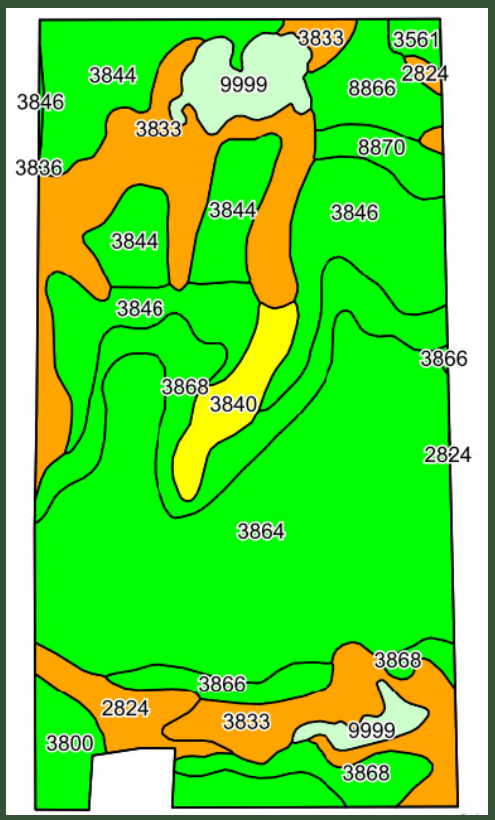
Jensen Farm





SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
3864	Hastings silt loam, 0 to 1 percent slopes	103.95	31.9%	
3833	Geary-Uly complex, 11 to 30 percent slopes	54.85	16.8%	
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	34.68	10.6%	
3868	Hastings silt loam, 3 to 7 percent slopes	33.40	10.2%	
3844	Geary silt loam, 3 to 7 percent slopes	31.91	9.8%	
9999	Water	13.33	4.1%	
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	12.23	3.8%	
8866	Hord silt loam, 0 to 1 percent slopes, warm	10.13	3.1%	
2824	Uly silt loam, 11 to 30 percent slopes, eroded	9.64	3.0%	
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	8.65	2.7%	
3866	Hastings silt loam, 1 to 3 percent slopes	5.87	1.8%	
8870	Hord silt loam, 1 to 3 percent slopes	5.32	1.6%	
3561	Hobbs silt loam, occasionally flooded	2.06	0.6%	