

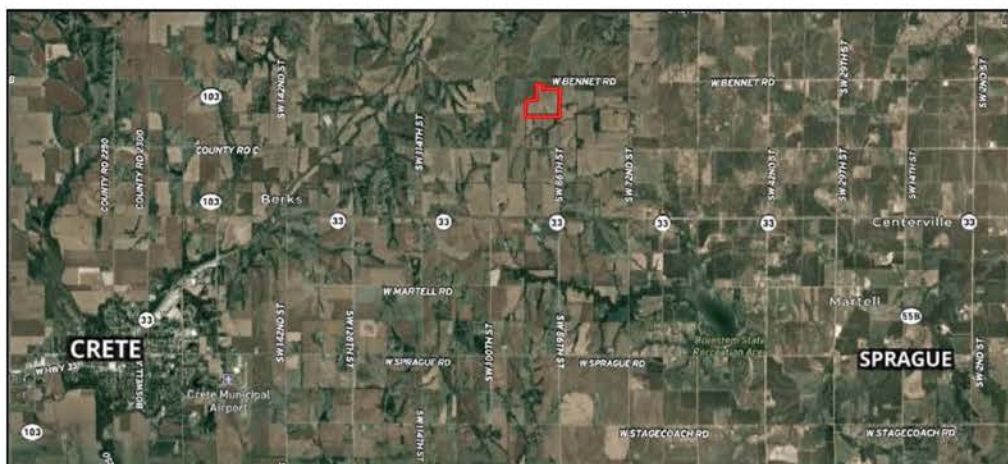
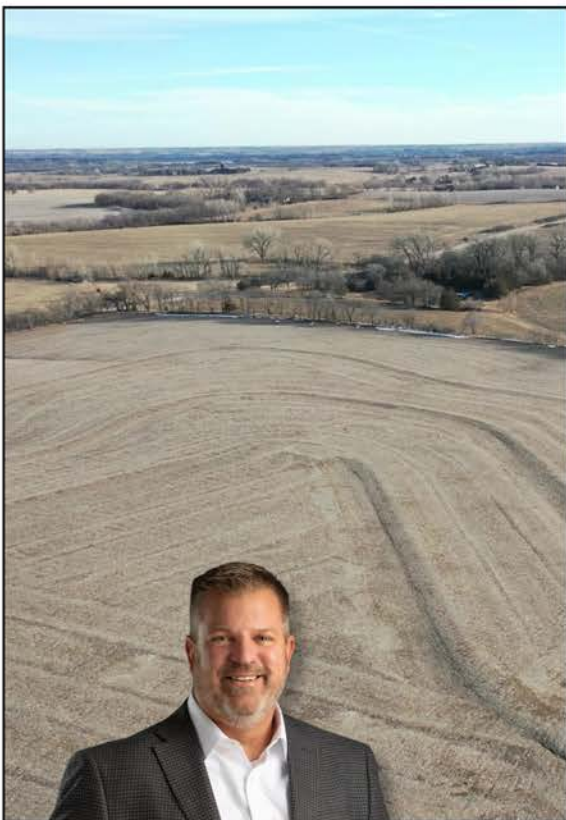


DRYLAND FARM

111.29 +/- ACRES | LANCASTER COUNTY, NE
OFFERED AT \$1,391,125.00



Check out this amazing piece of rolling farmland with gentle hills and terraces, great for farming or to build your dream property. This highly productive dryland farm is conveniently located near Highway 33. Perched at an elevated location, the property provides breathtaking views in every direction, making it suitable for any project. Whether you're a farmer in search of additional land or a developer considering new opportunities, this property offers a wealth of possibilities. Don't miss the chance to own land that's not only productive today but also brimming with potential for tomorrow.



PROPERTY DIRECTIONS

From Highway 33 and SW 86th Street, go north 1 3/4 miles and the property is on the west side of the road.

From Denton, take SW 96th Street south 3 miles to W Bennet Road. Turn left (east) and go 1 mile to SW 86th Street and turn right (south) 1/4 mile. The property is on the west side of the road.

*Agent is owner of property.

Steve Gruber

FARM & RANCH SPECIALIST

SPRAGUE, NEBRASKA

(402) 525-8110

STEVE.GRUBER@AGWESTLAND.COM





TOTAL ACRES (PER ASSESSOR) - 111.29 +/- Acres

Dryland Acres - 108.79 +/-

Other Acres - 2.50 +/-

LEGAL DESCRIPTION

Part of the NE 1/4 Section 10, Township 8N, Range 5E

PROPERTY TAXES

\$ 4,477.80

FSA INFORMATION

Total Cropland Acres - 108.79 +/-

Corn - 41.25 Base Acres - 99 PLC Yield

Soybeans - 41.25 Base Acres - 27 PLC Yield

Total Base Acres - 82.5

*All mineral rights owned by seller, if any, convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	82.45	74.14	0	61	3e
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	24.87	22.36	0	54	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	3.88	3.49	0	44	3e
TOTALS		111.2(*)	100%	-	58.84	3.22

(*) 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.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty, or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through an independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions, or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.