

# Land For Sale

**ACREAGE:**

**111.56 Acres, m/l**

**LOCATION:**

**Sarpy County, NE**



## Property Key Features

- 1.3 Miles Southeast of Springfield (Within City Limits)
- Future Development Potential, Zoned as Agricultural/Residential
- High-Producing Farm, Class II Soils with 2017 7-Tower Pivot

**Scott Henrichsen, AFM**

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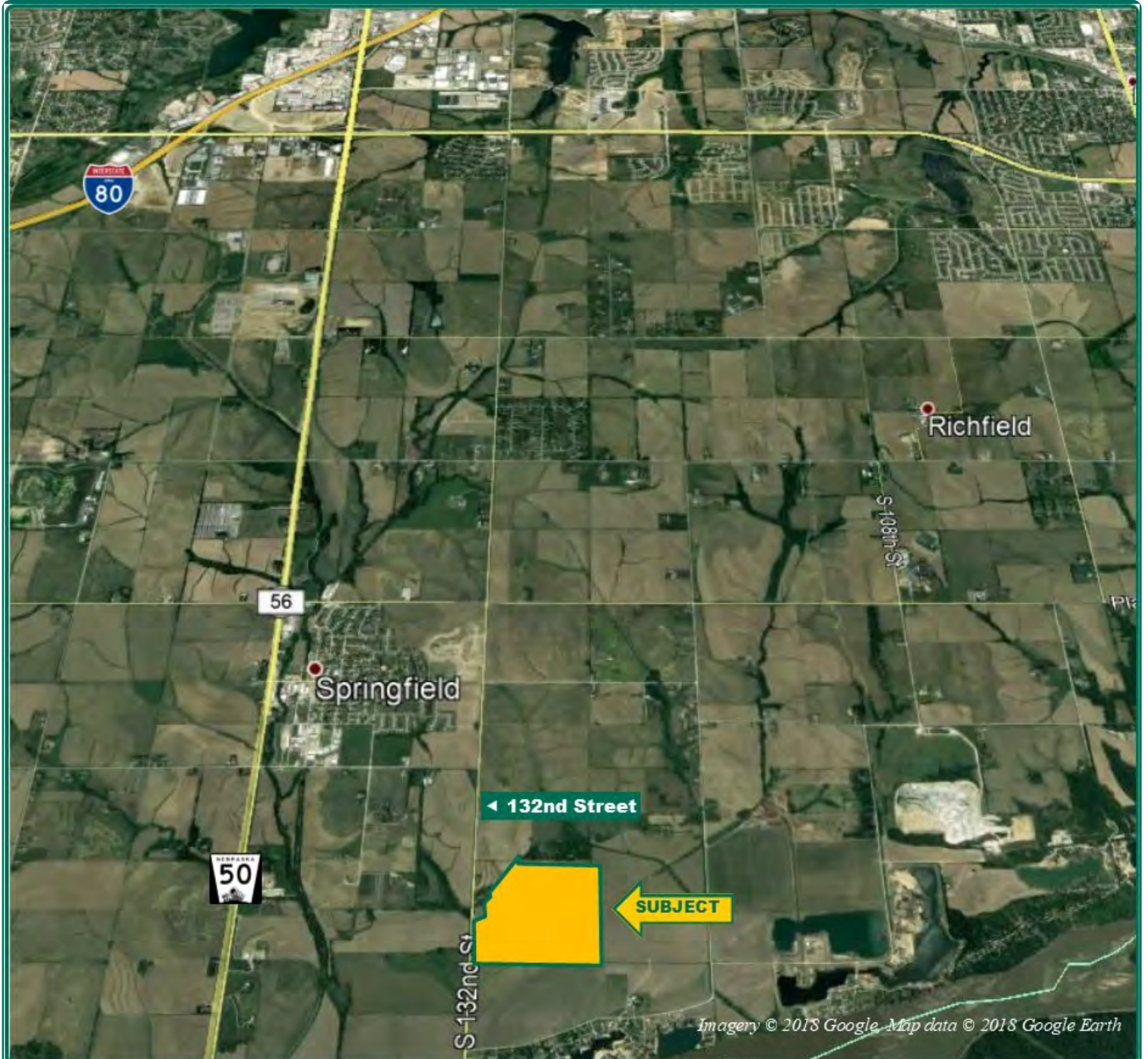
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<b>FSA/Eff. Crop Acres:</b>	<b>114.09</b>
<b>Corn Base Acres:</b>	<b>86.38</b>
<b>Bean Base Acres:</b>	<b>25.11</b>
<b>Soil Productivity:</b>	<b>.957 NCCPI</b>

## Property Information

**111.56 Acres, m/l**

### Location

East side of South 132nd Street, 1.3 miles south of Main Street in Springfield, Nebraska.

### Legal Description

Lot 4 Cockerill Addition Replat I Part SW 1/4 of Section 30, Township 13 North, Range 12 East (Platford-Springfield I Township), Sarpy County, Nebraska

### Price & Terms

- \$1,171,380.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Upon closing, subject to 2019 lease.

### Net Real Estate Tax

2018 Net Taxes Payable 2019: \$6,558.98  
Net Taxable Acres: 111.56  
Tax per Net Taxable Acre: \$58.79

### FSA Data

Farm Number 3189, Tract 3248  
FSA/Eff. Crop Acres: 114.09  
Corn Base Acres: 86.38  
Corn PLC Yield: 191 Bu.  
Bean Base Acres: 25.11  
Bean PLC Yield: 45 Bu.

### Zoning

Zoned Agricultural Residential, Future Land Use proposed as Residential Estates.

### Soil Types/Productivity

Primary soils are Smithland-Kenridge silty clay and Kennebec silt loam. See soil map for detail.

### Land Description

Gently sloping south to flat on south half of parcel.

### Drainage

Natural

### Water, Well & Irrigation Information

2 irrigation wells, 7-Tower Reinke pivot with 4391T Case irrigation diesel motor rated at 91 hp, Lima 10KW generator and 250-gallon tank.

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Soil Label	Soil Name	Acres	% of Field	Irrigated	Non-Irrigated	NCCPI	
7812	Smithland-Kenridge silty clay loams, occasionally flooded	61.62	55.24	2w	2w	0.962	
7050	Kennebec silt loam, occasionally flooded	41.79	37.46	2w	2w	0.96	
7234	Judson silty clay loam, 2 to 6 percent slopes	8.13	7.29	3e	2e	0.902	
9975	Mine or quarry	0.01	0.01				

Measured Tillable Acres: 111.55

Average NCCPI: 0.957

### Comments

Unique opportunity to purchase an excellent farm with 92.7% Class II soils. New irrigation pivot purchased/installed in 2017. Future residential development

potential on this property within the city limits of Springfield.

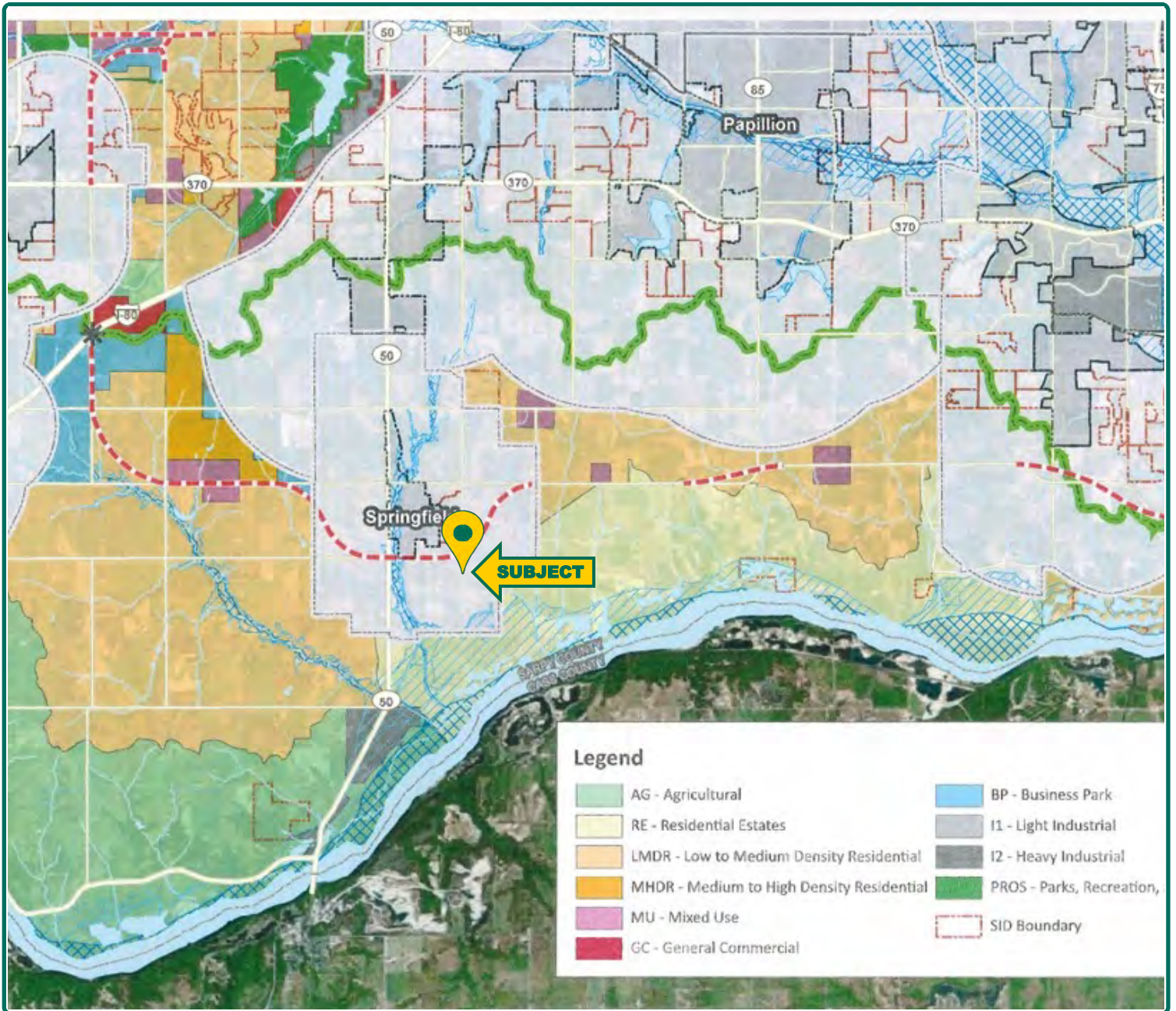
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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# Future Land Use Map

**Springfield City Limits**, Sarpy County, NE



*Map reproduced from Sarpy County GIS.*

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Pivot with Motor Well, & Diesel Tank



7-Tower Pivot



Reinke Irrigation Pivot



2nd Well along West Side of Property

