

Land For Sale

ACREAGE:

326.46 Acres, m/l

LOCATION:

Douglas County, NE

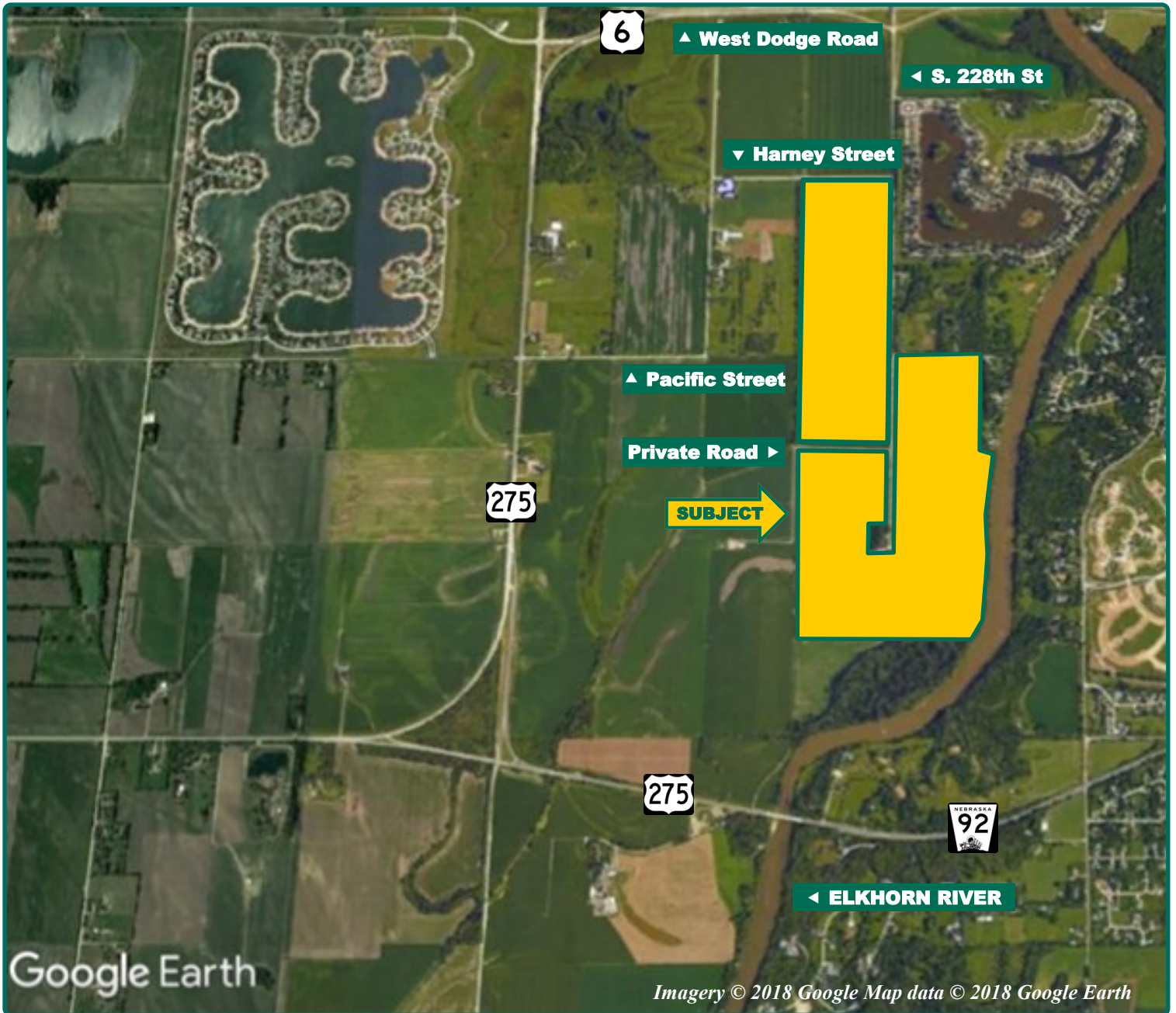


Property Key Features

- Rare Farmland Available in Urbanized Western Douglas County
- Investment Portfolio Diversification Opportunity
- Recreational Timber with Cropland Income Near the Omaha Metro Area

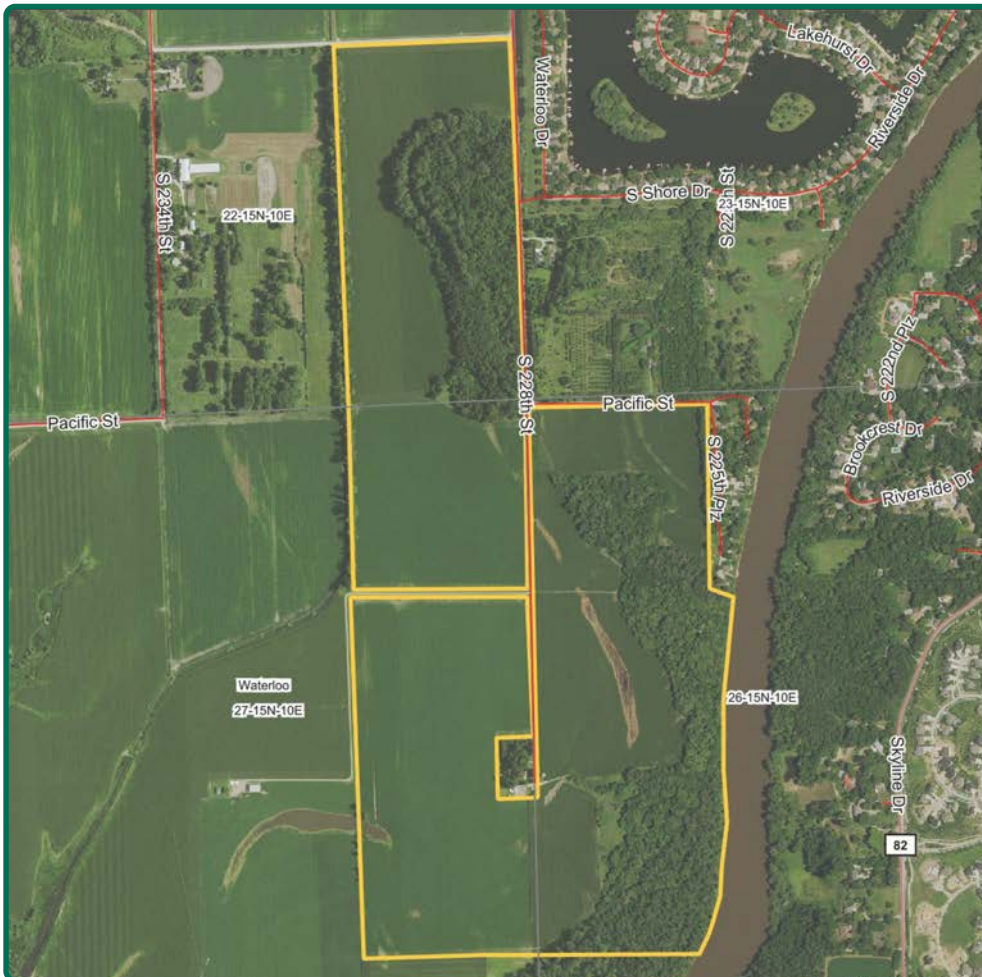
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 225.05 |
| Corn Base Acres: | 112.00 |
| Bean Base Acres: | 112.00 |
| Soil Productivity: | 68.7 NCCPI |

Property Information

326.46 Acres, m/l

Location

1.5 miles south of West Dodge Road on 228th Street.

Legal Description

E 1/2 SE 1/4 of Section 22; N 1/2 SW 1/4 W of Elkhorn River, NW 1/4 NW 1/4 less road of Section 26; NE 1/4 NE 1/4 and Pt SE 1/4 NE 1/4 and NE 1/4 NE 1/4 of Section 27, all in Township 15 North, Range 10 East.

Price & Terms

- \$2,100,000
- \$6,432.65/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Upon closing. Subject to 2019 lease.

Real Estate Tax (Estimated)

2018 Taxes Payable 2019 \$21,176.38*
Net Taxable Acres: 329.42*

Tax per Net Taxable Acre: \$64.28*

*Includes taxes for farmstead. Taxes will be adjusted after farmstead sale is closed.

FSA Data

Farm Number 957, Tract 1142

FSA/Eff. Crop Acres: 225.05

Corn Base Acres: 112.00

Corn PLC Yield: 146 Bu.

Bean Base Acres: 112.00

Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are the Gilliam-Eudora silt loams, Cass-Wann fine sandy loams and the Coleridge silty clay loam. The average NCCPI on the FSA/Eff. crop acres is 68.7 See soil map for detail.

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| Soil Label | Soil Name | Acres | % of Field | Irrigated | Non-Irrigated | NCCPI | |
|------------|--|--------|------------|-----------|---------------|-------|--|
| 8485 | Gilliam-Eudora silt loams, occasionally flooded | 121.06 | 53.82 | | 2 | 0.718 | |
| 8443 | Cass-Wann fine sandy loams, occasionally flooded | 53.00 | 23.56 | 2w | 2w | 0.637 | |
| 6324 | Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded | 22.67 | 10.08 | 2w | 2w | 0.848 | |
| 6460 | Inglewood-Novina complex, occasionally flooded | 16.24 | 7.22 | 3e | 4e | 0.612 | |
| 8408 | Alda-Platte complex, occasionally flooded | 9.07 | 4.03 | 3w | 4w | 0.405 | |
| 8410 | Alda-Platte-Lex complex, occasionally flooded | 1.89 | 0.84 | 3w | 3w | 0.430 | |
| 9901 | Fluvaquents sandy and Aquolls silty, frequently flooded | 0.68 | 0.30 | | 6 | 0.173 | |
| 8566 | Platte, Inglewood, and Barney soils, frequently flooded | 0.44 | 0.15 | 4w | 4w | 0.305 | |

Measured Tillable Acres: 225.05

Average NCCPI: 0.687

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|-------|-------|
| 2018 | 214.0 | 62.0 |
| 2017 | 188.9 | 55.3 |
| 2016 | 174.2 | 63.2 |
| 2015 | 220.8 | 59.7 |
| 2014 | 180.1 | 60.3 |

Yield information is reported by elevator settlement sheets.

Land Description

Nearly level to undulating bottomlands.

Buildings/Improvements

- 9,000 bu. Stormor grain bin
- 20' x 24' cabin, uninhabitable

Drainage

Natural drainage to the southeast.
Property lies within FEMA Floodway.

Water, Well & Irrigation Information

Vacant 1957 well, 6-inch column, 47 feet deep.

Comments

Nice agricultural property with cropland income and recreational timber adjoining the Elkhorn River. Property located near Omaha with easy access off West Dodge Road.

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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West Half of Farm, Looking North



West Half of Farm, Looking South



East Half of Farm, Looking South



9,000 Bushel Grain Bin



Looking West from East Side of Farm



Looking East Southeast from Northwest Corner of Farm



Looking Northeast from West Side of Farm



Looking Southeast from West Side of Farm

