

# Land For Sale

**ACREAGE:**

**LOCATION:**

**160.00 Acres, m/l**

**Wayne County, NE**

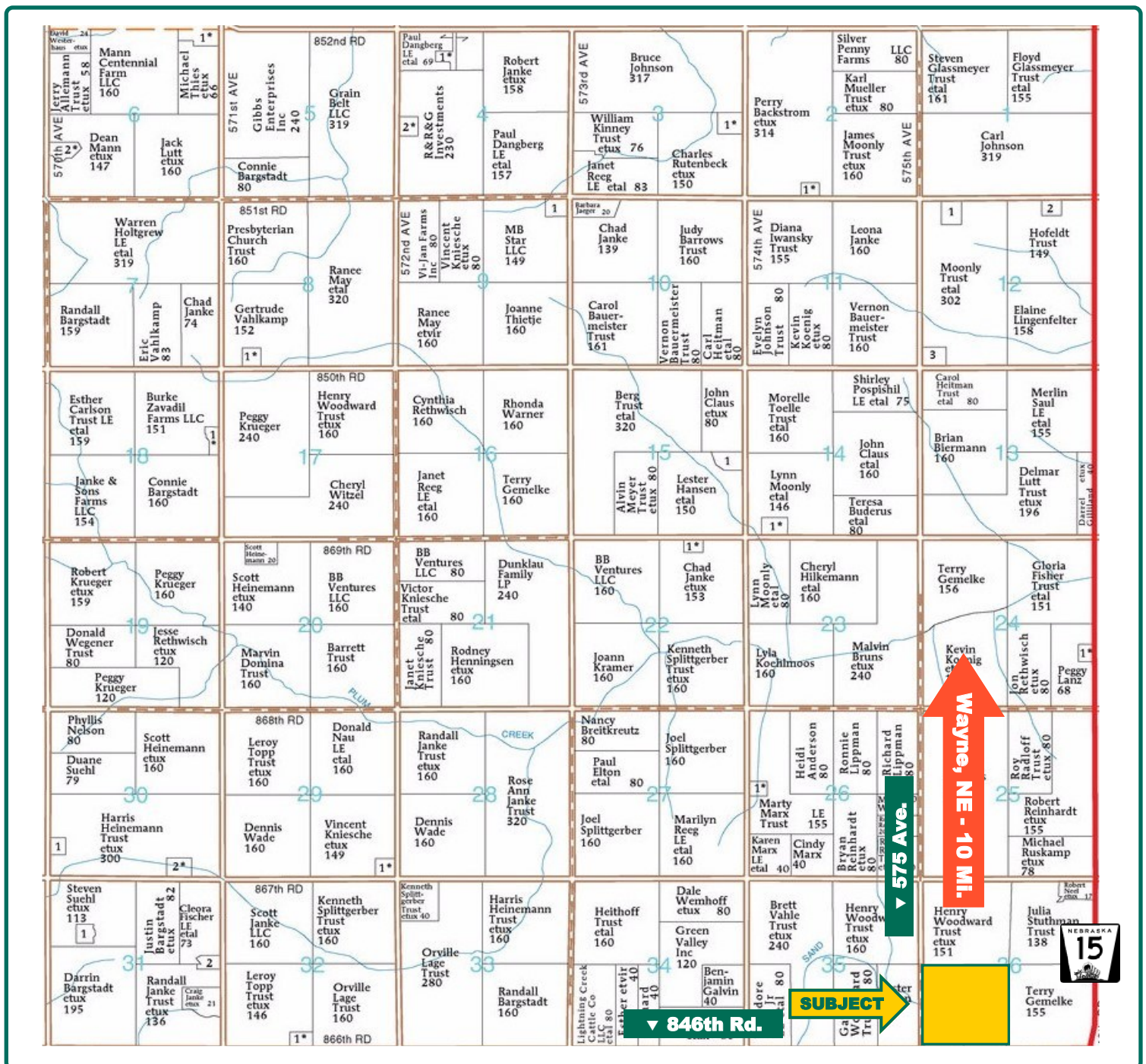


## **Property Key Features**

- **Productive Soils**
- **Located 1/2-Mile off Hwy. 15**
- **Gently Rolling Topography**

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<b>FSA/Eff. Crop Acres:</b>	<b>153.03</b>
<b>Corn Base Acres:</b>	<b>74.90</b>
<b>Bean Base Acres:</b>	<b>73.80</b>
<b>Soil Productivity:</b>	<b>68.00 NCCPI</b>

## Property Information

**160.00 Acres, m/l**

### Location

Located 10 miles south of Wayne, NE on the Wayne/Stanton County line.

### Legal Description

SW1/4 of Section 36, T25N, Range 3  
East of the 6th p.m.

### Price & Terms

- \$1,040,000
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Possession will be given at closing subject to negotiation.

### Net Real Estate Tax

2019 Net Taxes Payable: \$10,708.02  
Net Taxable Acres: 154.617  
Tax per Net Taxable Acre: \$69.26

### FSA Data

Farm Number 88  
FSA/Eff. Crop Acres: 153.03  
Corn Base Acres: 74.90  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 73.80  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Primary soils are Nora, Alcester and Moody. See soil map for detail.

### Land Description

Gently rolling

### Drainage

Natural

### Buildings/Improvements

None

### Comments

Open lease for 2020. Seller is interested in leasing the property back.

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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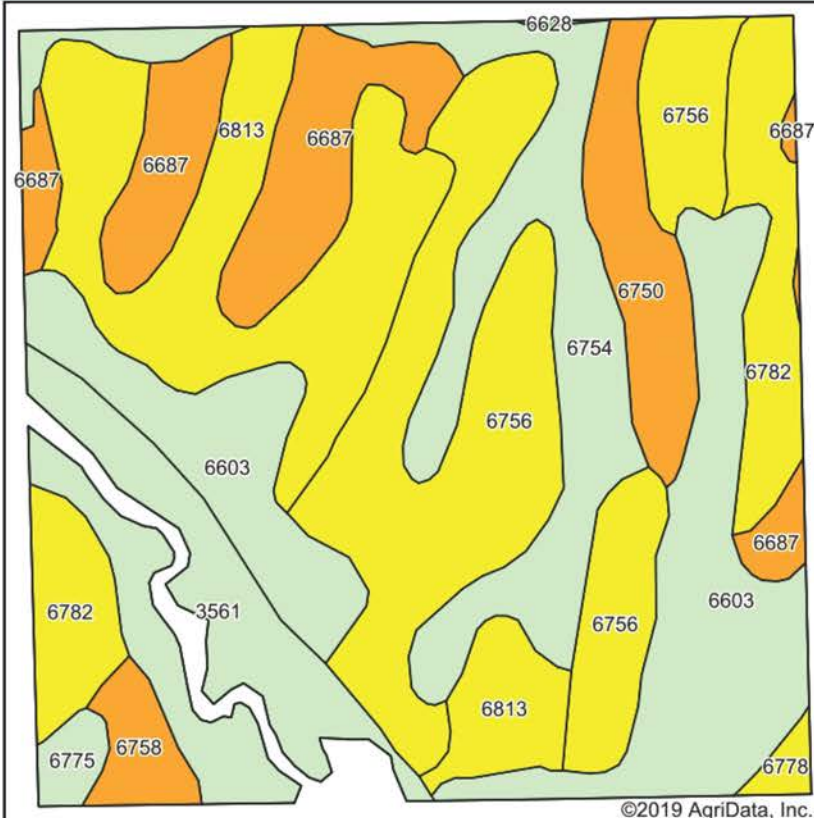
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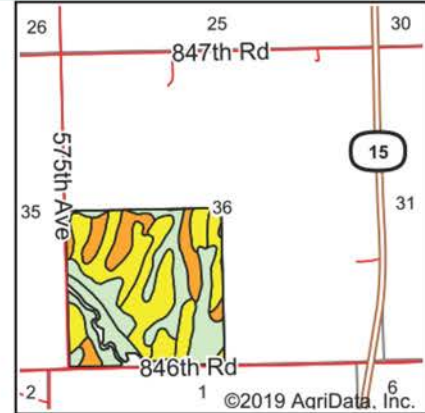
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Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Wayne**  
 Location: **36-25N-3E**  
 Township: **Brenna**  
 Acres: **153.03**  
 Date: **3/25/2020**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE179. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
6756	Nora silt loam, 6 to 11 percent slopes, eroded	31.72	20.7%			IIIe	IVe	64
6603	Alcester silty clay loam, 2 to 6 percent slopes	25.93	16.9%			IIe	IIIe	73
6813	Moody silty clay loam, 6 to 11 percent slopes	24.67	16.1%			IIIe	IVe	67
6754	Nora silt loam, 2 to 6 percent slopes, eroded	17.98	11.7%			IIe	IIIe	68
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	15.05	9.8%			IVe	IVe	51
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	14.01	9.2%			IIw	IIw	67
6782	Nora-Moody silty clay loams, 6 to 11 percent slopes	11.52	7.5%			IIIe	IVe	65
6750	Nora silt loam, 11 to 17 percent slopes, eroded	7.17	4.7%			IVe		57
6758	Nora silty clay loam, 11 to 17 percent slopes	2.67	1.7%			IVe		54
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	1.38	0.9%			IIe	IIIe	61
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	0.84	0.5%			IIIe	IVe	57
6628	Belfore silty clay loam, 0 to 2 percent slopes	0.09	0.1%			I	I	71
<b>Weighted Average</b>							<b>65</b>	<b>*n 68</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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Southwest field entrance



Northwest field entrance



Southwest property corner



Gravel road access from the north



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
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