

Land For Sale

ACREAGE:

70.27 Acres, m/l

LOCATION:

Cass County, NE

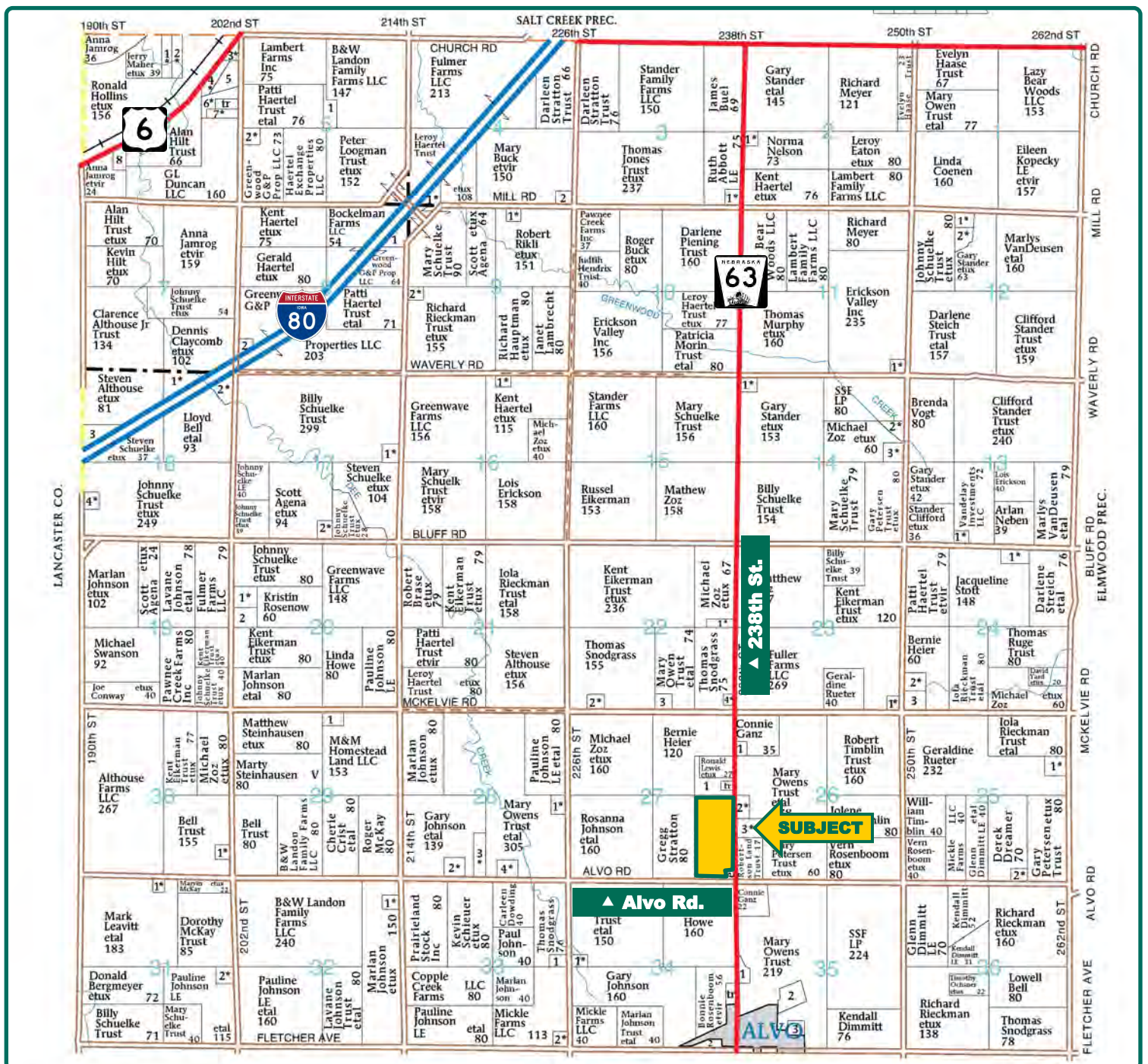


Property Key Features

- Located 1 Mile North of Alvo
- Highly Tillable with 72.35 FSA/Eff. Crop Acres
- Nice Cass County Farm

Scott Henrichsen, AFM
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FSA/Eff. Crop Acres:	72.35
Cert. Grass Acres:	6.35
Corn Base Acres:	38.25
Bean Base Acres:	38.25
Soil Productivity:	67.20 SRPG

Property Information

70.27 Acres, m/l

Location

From Alvo: 1 mile north on Hwy. 63 (238th St.) to the Alvo Road intersection. The farm is on the west side of Hwy. 63 and north of Alvo Road.

Legal Description

E½ SE¼ of Section 27, Township 11 North, Range 9 East of the 6th P.M., Cass Co., NE, except tract 7.

Price & Terms

- \$632,430.00
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

2019 Taxes Payable 2020: \$5,074.68
Net Taxable Acres: 70.27
Tax per Net Taxable Acre: \$72.22

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 2021, Tract 749
FSA/Eff. Crop Acres: 72.35
Cert. Grass Acres: 6.35
Corn Base Acres: 38.25
Corn PLC Yield: 136.00 Bu.
Bean Base Acres: 38.25
Bean PLC Yield: 38.00 Bu.

Soil Types/Productivity

Main soil type is Yutan Silty Clay Loam. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently Rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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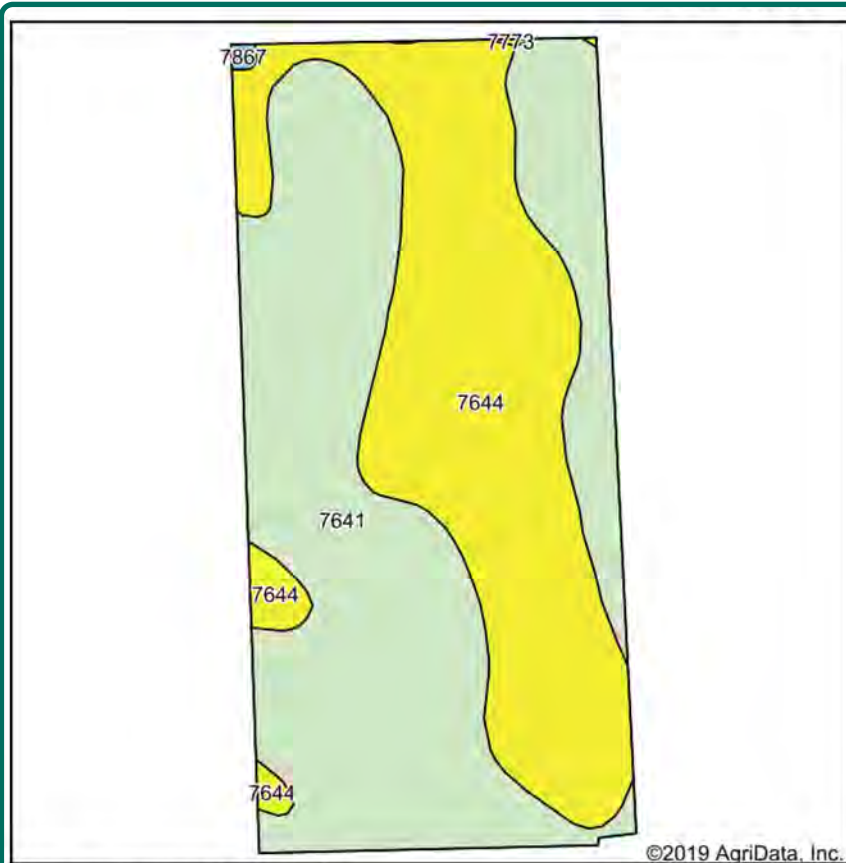
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


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State: **Nebraska**
 County: **Cass**
 Location: **27-11N-9E**
 Township: **Greenwood**
 Acres: **72.35**
 Date: **6/16/2020**



Area Symbol: NE025, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	40.71	56.3%		Ile	IIle	69
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	31.43	43.4%		IIle	IVe	65
7867	Nodaway silt loam, channeled, frequently flooded	0.14	0.2%		Vlw		59
7773	Colo-Nodaway complex, frequently flooded	0.07	0.1%		IIIw		55
Weighted Average							67.2

Soils data provided by USDA and NRCS.

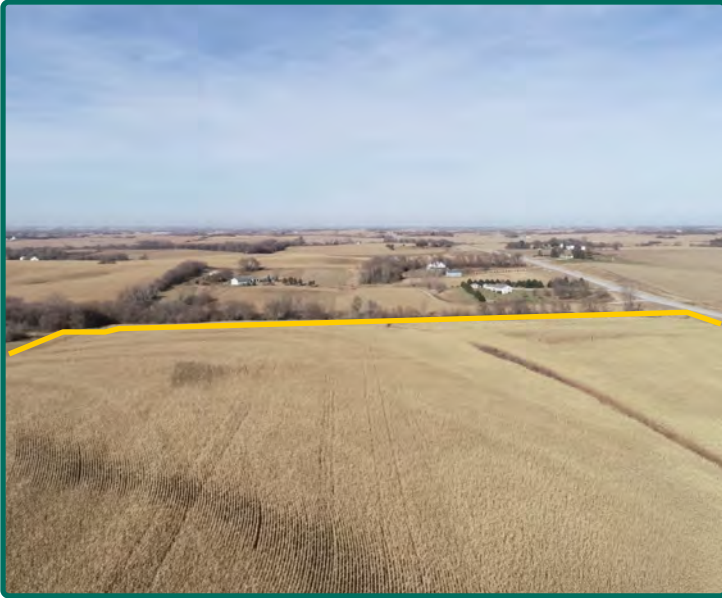
Comments

Very nice Cass County farm consisting of Class II & Class III soils.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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