

Land For Sale

ACREAGE:

137.41 Acres, m/l

LOCATION:

Cass County, NE



Property *Key Features*

- **Highly Tillable Farm with 134.34 FSA/Eff. Crop Ac.**
- **Ten Minutes from Lincoln, Nebraska**
- **Potential Acreage Development**

Scott Henrichsen, AFM

Licensed in NE & IA

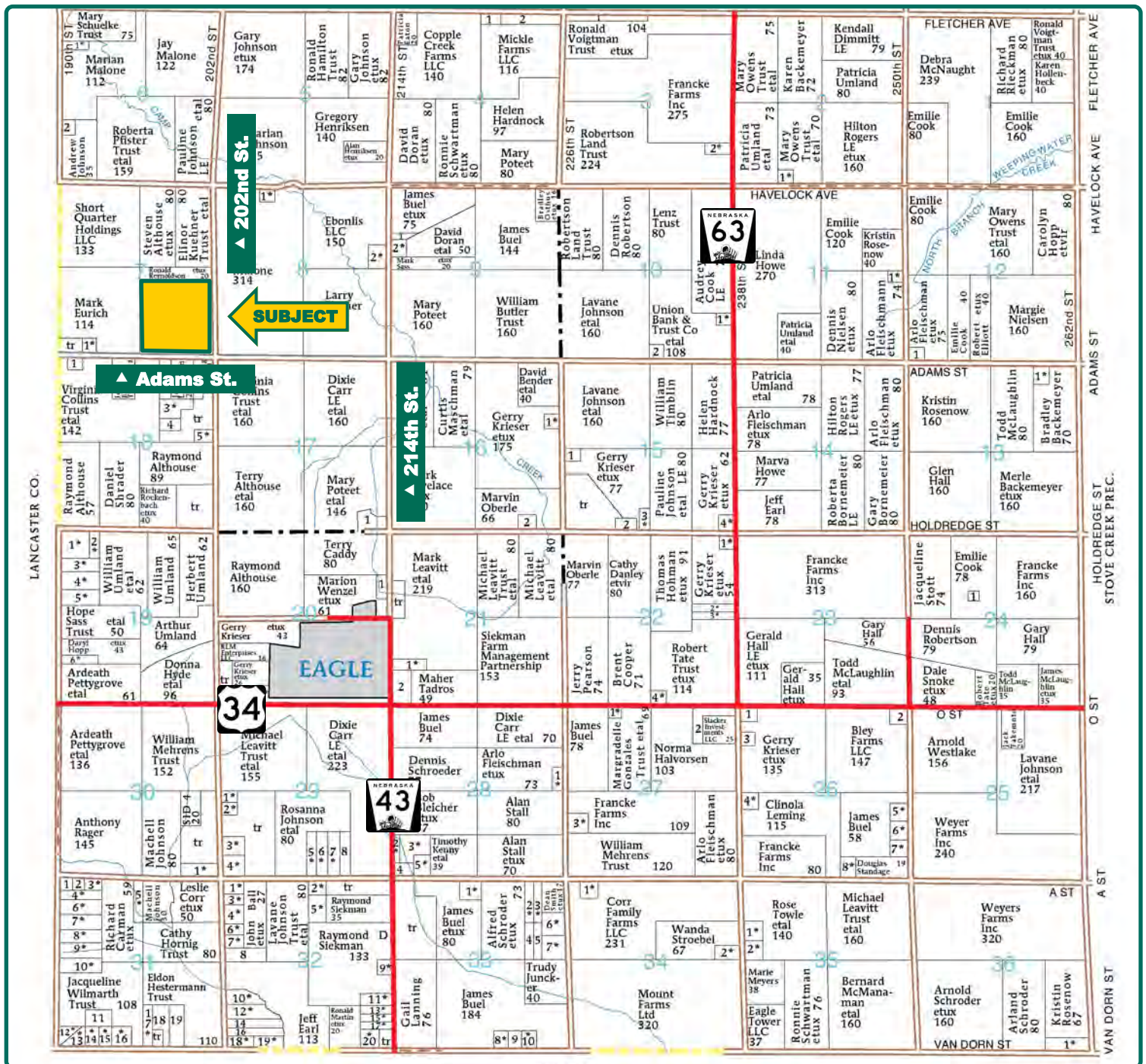
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FSA/Eff. Crop Acres:	134.34
Corn Base Acres:	45.77
Bean Base Acres:	44.03
Soil Productivity:	66.90 SRPG

Property Information

137.41 Acres, m/l

Location

From Eagle, 1½ miles north on Co. Hwy. 43 (214th St.), then 1 mile west on Adams St. The farm is at the intersection of 202nd St. and Adams St. on the east side of 202nd St and north of Adams St.

Legal Description

Pt. SE¼ of Section 7, Township 10 North, Range 9 East of the 6th P.M., Cass Co., NE.

Price & Terms

- \$1,050,000
- \$7,641.37/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

2019 Taxes Payable 2020: \$9,242.22
Net Taxable Acres: 137.41
Tax per Net Taxable Acre: \$67.26

Lease Status

Leased for 2020 crop year.

FSA Data

Farm Number 6167, Tract 20510
FSA/Eff. Crop Acres: 134.34
Corn Base Acres: 45.77
Corn PLC Yield: 105.00 Bu.
Bean Base Acres: 44.03
Bean PLC Yield: 46.00 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

Rolling.

Drainage

Natural.

Water & Well Information

None.

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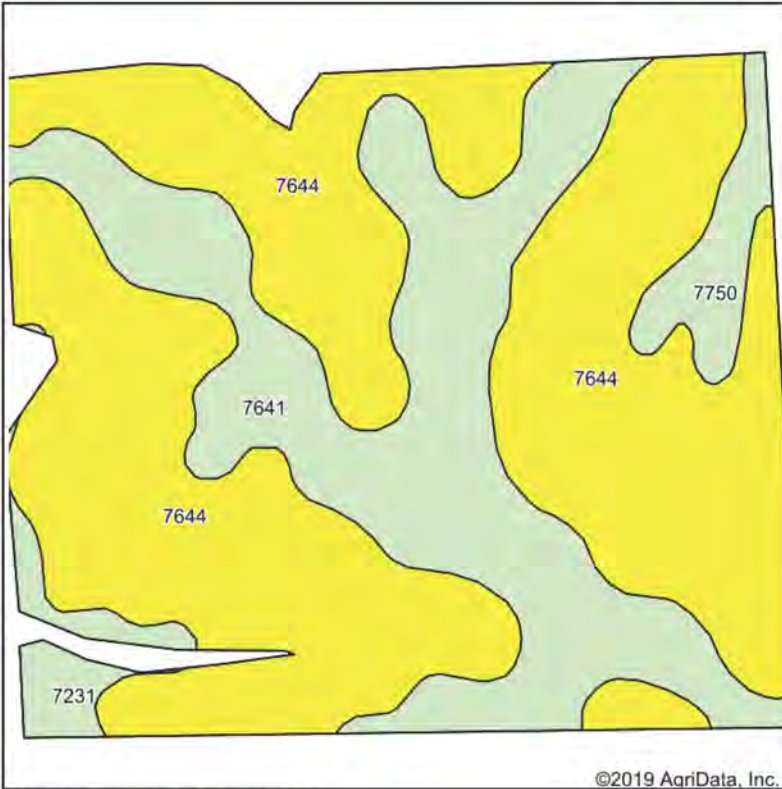
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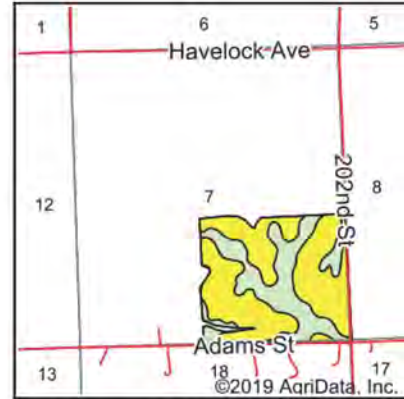
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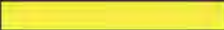



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Cass**
 Location: **7-10N-9E**
 Township: **Tipton**
 Acres: **134.34**
 Date: **6/15/2020**



Area Symbol: NE025, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	87.28	65.0%		IIle	IVe	65
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	38.67	28.8%		Ile	IIIle	69
7750	Nodaway silt loam, occasionally flooded	4.64	3.5%		IIw	IIw	74
7231	Judson silt loam, 2 to 6 percent slopes	3.75	2.8%		Ile		79
Weighted Average							66.9

Soils data provided by USDA and NRCS.

Comments

Property consists of two tax parcels. The south parcel running along Adams St. could possibly be sold off separately as a 20-acre, m/l, parcel for a potential home and buildings. Contact Agent for details.

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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