

LAND FOR SALE

96.4+/- Acres, Custer County, Nebraska
Offered at \$530,200



Featuring:

- 80+/- acres irrigated farmground
- Good access on black top road

Property Location: From Sargent, Nebraska, go two miles east on Sargent Road.



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For additional information, please contact:

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Property Information

Property Description: 80 acres of irrigated farm ground located right along a black top road.

Legal: Section 7-19-17 Lots 1-2 and Lot 3 N Canal 96.40 acres, Sargent Township, Custer County, Nebraska.

Farm Data:

Cropland 80.0 acres
Non-crop 16.4 acres

Taxes: \$4,498.72

Price: \$530,200

Aerial Photo



Soil Map



Property Location Map

MAP		NON-IRR	IRR		
SYMBOL	NAME	LCC	LCC	SRPG	ACRES
8815	Cozad silt loam, 0 to 1 percent slopes	IIc	Iw	67	33.1
2596	Hersh fine sandy loam, 3 to 6 percent slopes	IIIe	IIIe	56	27.0
2595	Hersh fine sandy loam, 0 to 3 percent slopes	IIIe	Ile	59	23.8
2597	Hersh fine sandy loam, 6 to 11 percent slopes	IVe	IVe	52	3.4
TOTAL				60.8	87.3

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.