

L-1800009

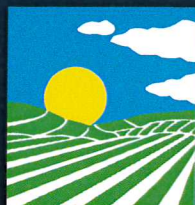
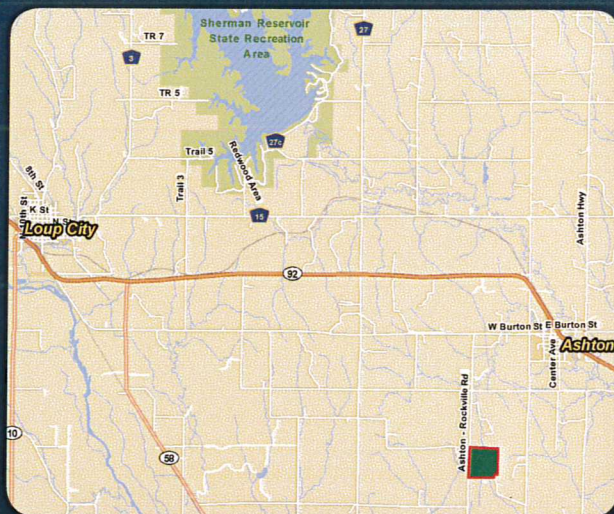
LAND FOR SALE

147.05+/- Acres • Sherman County, Nebraska
Offered at \$425,000

Highlights:

- 43.3+/- certified gravity irrigated acres
- Remainder dry crop ground and grass

Property Location: From Ashton, Nebraska, travel one mile west on Burton Street to Rockville Road and then two miles south.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Jim Eberle, Agent/Auctioneer
Broken Bow, Nebraska
Office: (308) 872-6413
Cell: (308) 870-1785
JEberle@FarmersNational.com
www.Farmersnational.com/JimEberle



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: 43.3 certified gravity irrigated acres with remaining acres in dryland crop ground and grass.

Legal: Section 4-14-13 NW1/4 4-14-13 (147.05) acres, Rockville Township, Sherman County, Nebraska.

Farm Data:

Hayland 39.15 acres
Pasture 81.25 acres
Non-crop 1.06 acres
Total 147.05 acres

2016 Taxes: \$3,335.68

Price: \$425,000



Aerial Photo



Soil Map



MAP		NON-IRR	IRR		
SYMBOL	NAME	LCC	LCC	SRPG	ACRES
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	VIe	—	24	53.2
2668	Holdrege silt loam, 1 to 3 percent slopes	IIe	IIe	72	51.7
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	VIe	—	53	21.3
2666	Holdrege silt loam, 0 to 1 percent slopes, cool	IIe	Iw	—	14.0
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	IVe	IVe	56	11.5
2823	Uly silt loam, 11 to 17 percent slopes, eroded	VIe	—	56	4.7
2821	Uly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	62	3.6
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	68	0.8
TOTAL				45.4	160.8

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.