

LAND FOR SALE

320+/- Acres • Otoe County, Nebraska

Offered at \$4,600 Per Acre

Highlights:

- Large farm for grain, hay and livestock operations
- Rural water for livestock
- Open tenancy - full possession for 2022



A-21854

Property Location: From Palmyra, Nebraska, go five miles south on NE-66A Spur to County Road K. Go one mile east on County Road K and the road T's at the center of the property.

Legal Description: NW1/4 Sec. 25, Twp 8, Rge 9E of the 6th P.M. and SW1/4 Sec. 24, Twp 8, Rge 9E of the 6th P.M., all in Otoe County, Nebraska



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For additional information, please contact:

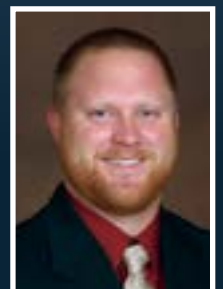
Brandon Meyer, Agent

Davey, Nebraska

Business: (402) 984-9849

BMeyer@FarmersNational.com

www.FarmersNational.com/BrandonMeyer



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Property Information

Property Description: Multi-use 320+/- acres located five miles south of Palmyra, Nebraska, just a mile off of paved roads. This property features rural water on the south road to supply water to the pasture. There is both native grass and brome currently in hay production, a few of the pasture acres are being hayed as well. The property has Russel Creek that runs through the center of it.

Farm Data:

Cropland 198.80 acres
 Hayland 7.15 acres
 Pasture 84.54 acres
 Other 29.51 acres
 Total 320 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	109 acres	112 bushels
Soybeans	110.28 acres	39 bushels

2020 Taxes: \$14,353.04

Price: \$1,472,000 or \$4,600 per acre

Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR		IRR	
		LCC	LCC	SRPG	ACRES
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	IIIe		0	106.8
7546	Shelby and Burchard clay loams, 11 to 17 percent slopes	IVe		58	60.1
7870	Nodaway-Colo complex, occasionally flooded	IIw	IIw	70	57.4
7231	Judson silt loam, 2 to 6 percent slopes	Ile	IIIe	78	37.3
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	IIIe	IIIe	65	21.7
7446	Morrill-Malmo, eroded, complex, 3 to 11 percent slopes	IVe	IVe	65	16.9
7669	Mayberry clay loam, 3 to 11 percent slopes	IIIe		56	13.3
7511	Pawnee clay loam, 6 to 11 percent slopes	IVe		50	8.6
TOTAL				43.8	322.1

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.



Topography Map



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Property Location Map

