

LAND FOR SALE

262.29+/- Acres • Stanton County, Nebraska

Highlights:

- Irrigated crop ground, CRP, timber, plus Elkhorn river
- Offered in two tracts
- Quality deer and turkey hunting

L-2200448

Property Location: The property is located east of Stanton.
• TRACT 1: Travel East on Kingwood Street till you reach 2nd Street. Property will be marked with a sign, or take Douglas Street east to dead-end, this will be the SW corner of the property. • Tract 2: is east of Stanton one-half mile on Old Highway 8.



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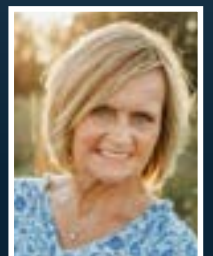
www.FarmersNational.com



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Property Information

Legal Description:

- **TRACT 1:** PT SW 21-23-2E, PT NW SW 21-23-2E TL#2, PT SW NW 21-23-2E TL#6, PT SW NW 21-23-2E TL4, all in Stanton County, Nebraska.
- **Tract 2:** FR N NW 1/4 21-23-2 E, SW NE 21-23-2E

Property Description: This property offers irrigated-dryland farm ground, CRP, pasture and timber. Elkhorn river runs along the south side of Tract 1. Property has been surveyed and property lines are established.

- **TRACT 1:** 195.16 acres,
91.37 irrigated acres per NRD
- **TRACT 2:** 67.13 acres

Farm Data:

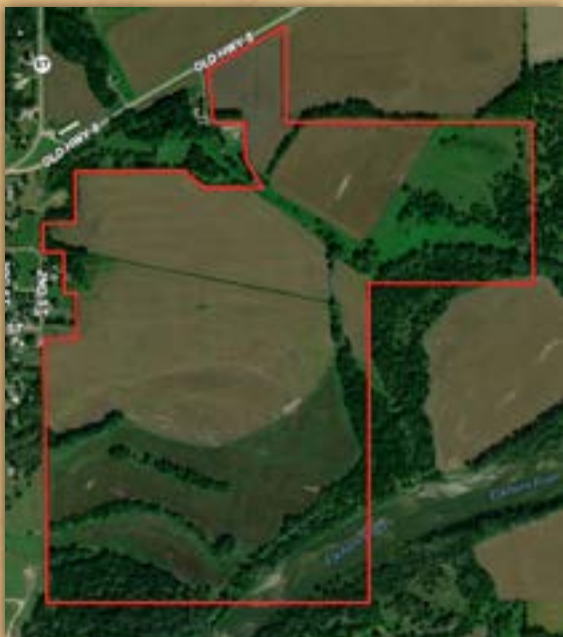
- **Tract 1:**
Cropland 153.36 acres
CRP 52.44 acres
- **Tract 2:**
Cropland 30.74 acres
CRP 22.66 acres

FSA Information:

	Base	Yield
• Tract 1:		
Corn	96.36 acres	163 bushels
Soybeans	4.57 acres	46 bushels
• Tract 2:		
Corn	29.35 acres	162 bushels
Soybeans	1.39 acres	46 bushels

2021 Taxes: \$11,176.20

Aerial Photo



Improvements: Electric irrigation well, Valley 5-tower pivot.

CRP:

- **Tract 1:** 52.44 acres enrolled, Wellhead Protection, 03-01-2021 to 09-30-2031 Enrollment Period, Annual payment of \$6,852.00.
- **Tract 2:** 22.66 acres enrolled, 10-01-2017 to 09-30-2032 Enrollment Period, Annual payment of \$906.00.



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3710	Cass fine sandy loam, rarely flooded	71.51	27.18	0	45	2e
2110	Inavale loamy fine sand, 0 to 3 percent slopes, occasionally flooded	39.78	15.12	0	25	4e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	34.56	13.13	0	79	2w
2352	Inavale-Boel complex, channeled, occasionally flooded	30.53	11.6	0	22	4e
3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	23.97	9.11	0	88	1
6384	Shell loam, occasionally flooded	18.37	6.98	0	75	2w
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.17	6.91	0	67	2w
9999	Water	7.77	2.95	0	-	-
8418	Boel loam, occasionally flooded	6.61	2.51	0	41	3w
9810	Riverwash	6.49	2.47	0	11	8w
4245	Ord silt loam, occasionally flooded	5.18	1.97	0	48	2w
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.18	0.07	0	41	6w
TOTALS		263.1 2(*)	100%	-	49.09	2.64