



**FOR SALE**

**67.59 +/- Acres**

**Stanton County, Nebraska**



EQUAL HOUSING  
OPPORTUNITY

**WALDO**

**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

**Contact Waldo Realty for further  
information on this property.**

**402.336.4110**

**[www.waldorealty.net](http://www.waldorealty.net)**

**Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota**

**DEEDED ACRES:** 67.59 +/- Acres

**PROPERTY LOCATION:** From Stanton, NE 1 mile north on Hwy 57 to the southwest boundary of the subject property. From the Hwy 275 & Hwy 57 junction south 3 miles on Hwy 57 to the northwest boundary of the subject property.

**PROPERTY DESCRIPTION:** This offering consists of a nearly 100% tillable dryland farm located just 1 mile north of Stanton, NE along Hwy 57. This farm would make a great addition to any operation or a strong investment property offering competitive rental rates and great highway access within minutes of multiple grain handling facilities.

**LEGAL DESCRIPTION:** NE ¼ NW ¼ & Lot #2 Austin Funk's Lot Split in NW ¼ NW ¼ Section 16 Township 23N Range 2 East of the 6th P.M. Stanton County, NE

**POWER SERVICE PROVIDER:** Stanton Public Power District - 402-375-1360

**NRD NAME & PHONE #:** Lower Elkhorn NRD - 402-439-2228

**FSA INFORMATION:**

Cropland Acres: 65.74

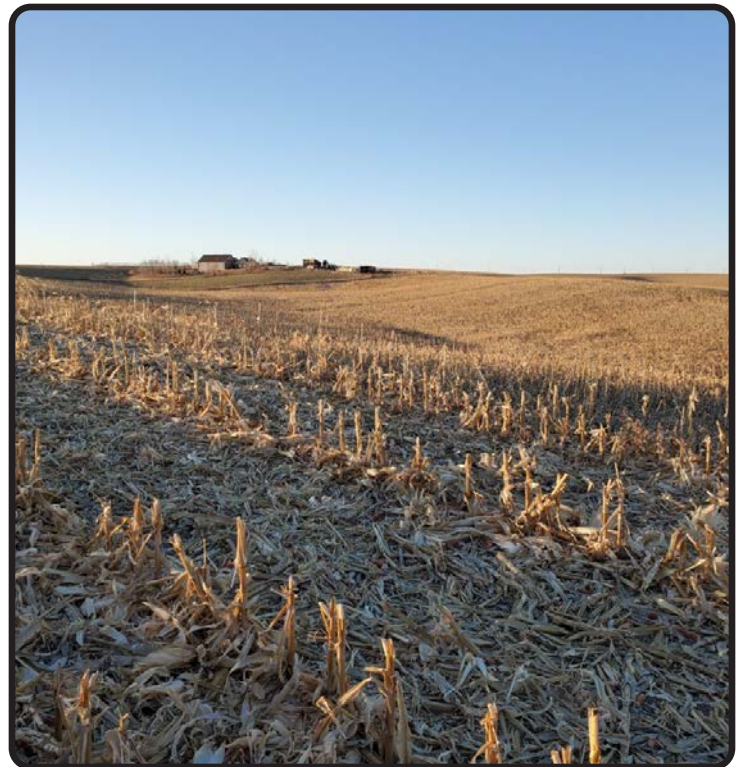
Corn Contract Acre Base: 57.3                      Yield: 135

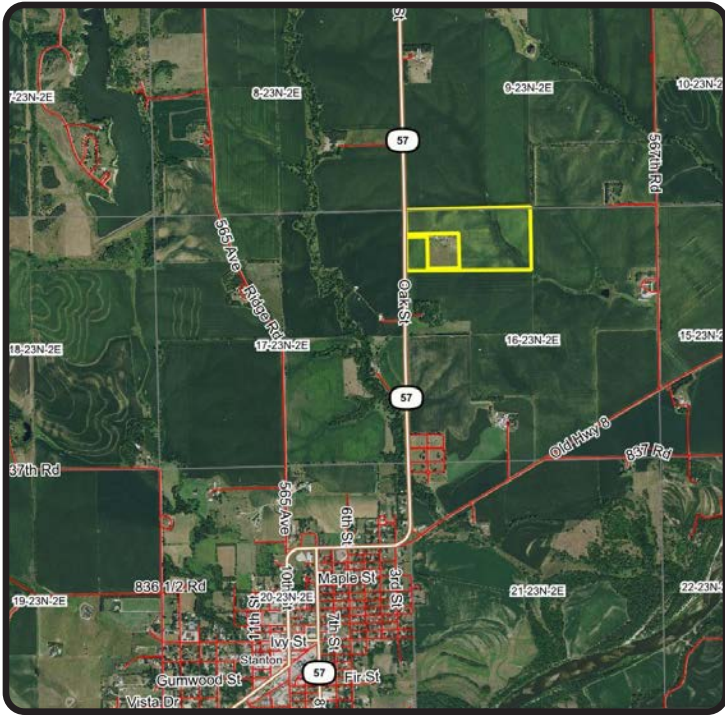
Soybean Contract Acre Base: 2.8                      Yield: 44

**SOIL INFORMATION (MAPS, ETC.):** See Attached

**REAL ESTATE TAXES:** 2019 - \$3,569.70                      **PRICE & TERMS:** \$405,540.00

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

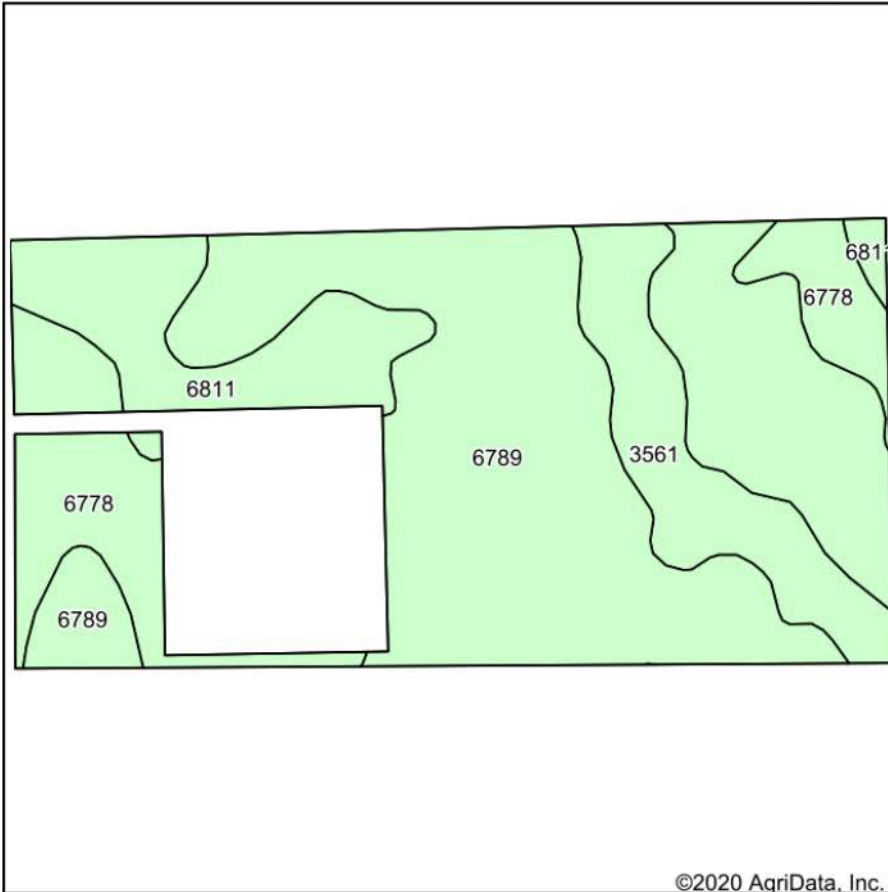




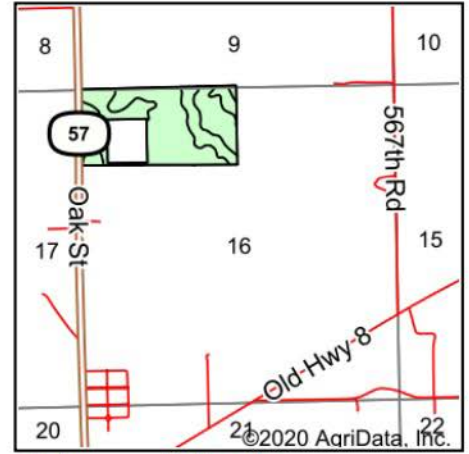
Boundry lines are for visual aid only.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Stanton**  
 Location: **16-23N-2E**  
 Township: **Stanton**  
 Acres: **66.19**  
 Date: **11/29/2020**



Area Symbol: NE167, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	39.25	59.3%	IVe		51	59	63
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	10.04	15.2%	IIIe	IVe	57	63	68
6811	Moody silty clay loam, 2 to 6 percent slopes	8.71	13.2%	IIe	IIIe	74	75	75
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	8.19	12.4%	IIw	IIw	69	75	79
<b>Weighted Average</b>						<b>57.2</b>	<b>*n 63.7</b>	<b>*n 67.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method