



FOR SALE

10.001 +/- 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

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DEEDED ACRES: 10.001 +/- Acres

PROPERTY LOCATION: From Stanton, NE 2 miles north on Hwy 57 and 1 ¼ miles east on 839th Road to the south boundary of the subject property. From the Hwy 275 & Hwy 57 junction south 2 miles and 1 ¼ miles east on 839th Road to the south boundary of the subject property.

PROPERTY DESCRIPTION: This property offers a dwelling, shop and multiple outbuildings for that tough to find acreage and also has great calving amenities. There are multiple wells located on the property to supply the historical cattle feeding lots.

Given the properties proximity to Norfolk and Stanton, the county road access along with single phase power running on the south boundary this parcel should be given strong consideration for a potential equestrian acreage or the highly sought-after country living within minutes of downtown Norfolk. **Seller will consider offers on house and acreage with an additional 12.129 acres available.**

LEGAL DESCRIPTION: Lot #2 Dan Beerbohm's less in Lot #1 Steve Stevenson's less in SE ¼ SW ¼ & SW ¼ SE ¼ Section 3 Township 23 Range 2 East of the 6th P.M. Stanton County, NE

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

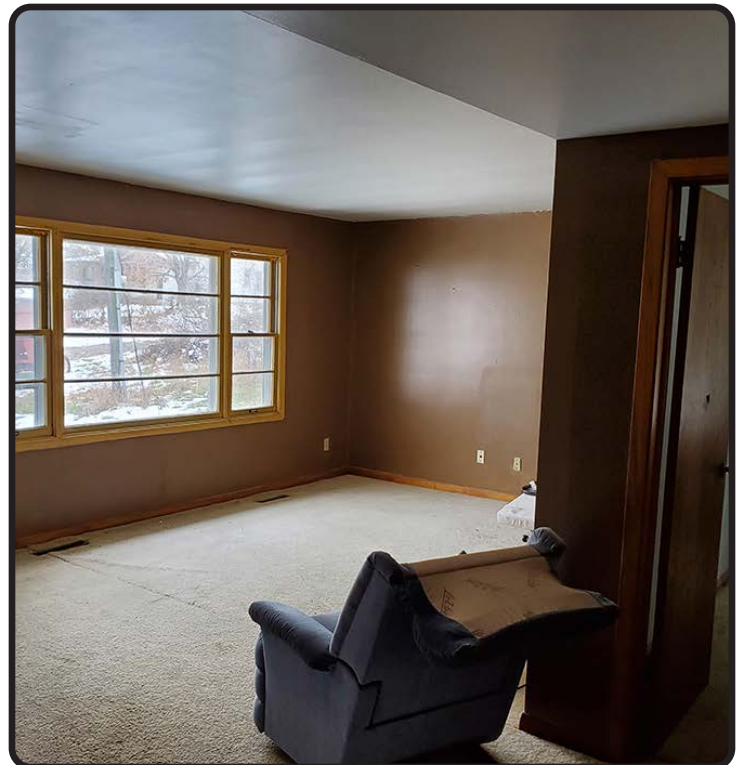
NRD NAME & PHONE #: Lower Elkhorn NRD - 402-439-2228

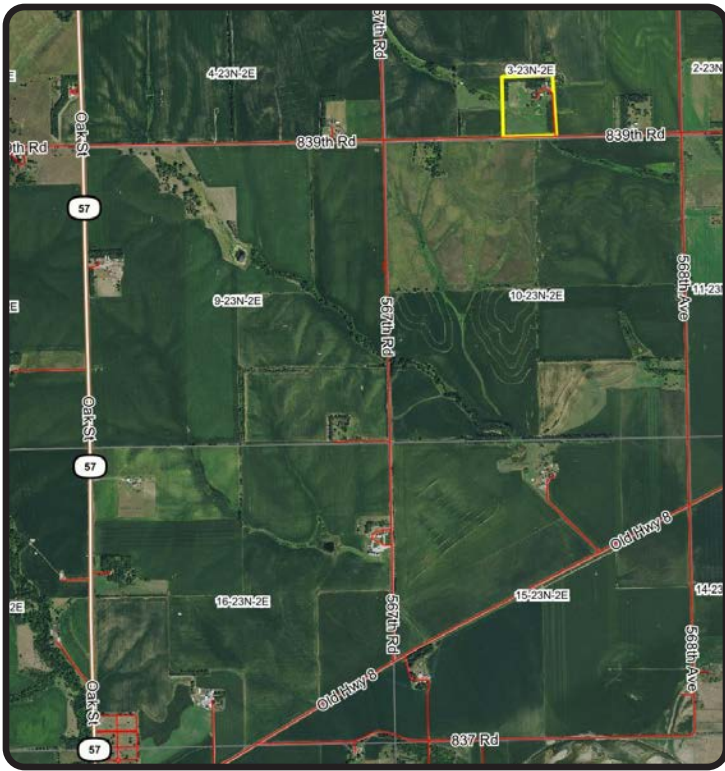
SOIL INFORMATION (MAPS, ETC.): See Attached

REAL ESTATE TAXES: 2019 - \$2,043.70

PRICE & TERMS: \$125,000.00

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

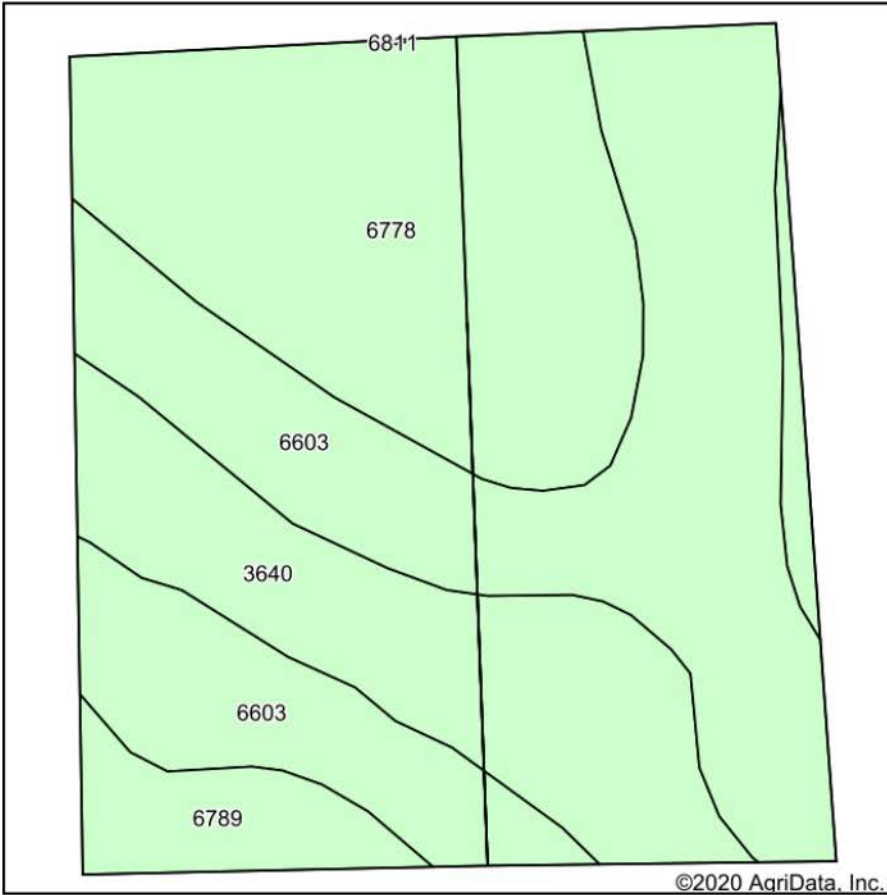




Boundry lines are for visual aid only.



Soils Map



State: **Nebraska**
 County: **Stanton**
 Location: **3-23N-2E**
 Township: **Stanton**
 Acres: **21.79**
 Date: **11/15/2020**



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
6603	Alcester silty clay loam, 2 to 6 percent slopes	9.45	43.4%	Ile	IIle	73	75	72
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	7.12	32.7%	IIle	IVe	57	63	68
3640	Kezan silt loam, frequently flooded	4.07	18.7%	IVw		49	52	67
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	1.15	5.3%	IVe		51	59	63
Weighted Average						62.1	*n 65.9	*n 69.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method