



FOR SALE

80 +/- Acres

Rock County, Nebraska



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

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

402.336.4110

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

DEEDED ACRES: 80 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 20 and 137--7 miles North, then West on 888th Rd 3 miles, and North on 455th Ave. 2 miles and East on 890th Rd ¼ mile to Northwest corner of the property.

LEGAL DESCRIPTION: E1/2 NW1/4 Section 25, Township 32, Range 18 West of the 6th P.M., Rock County, Nebraska.

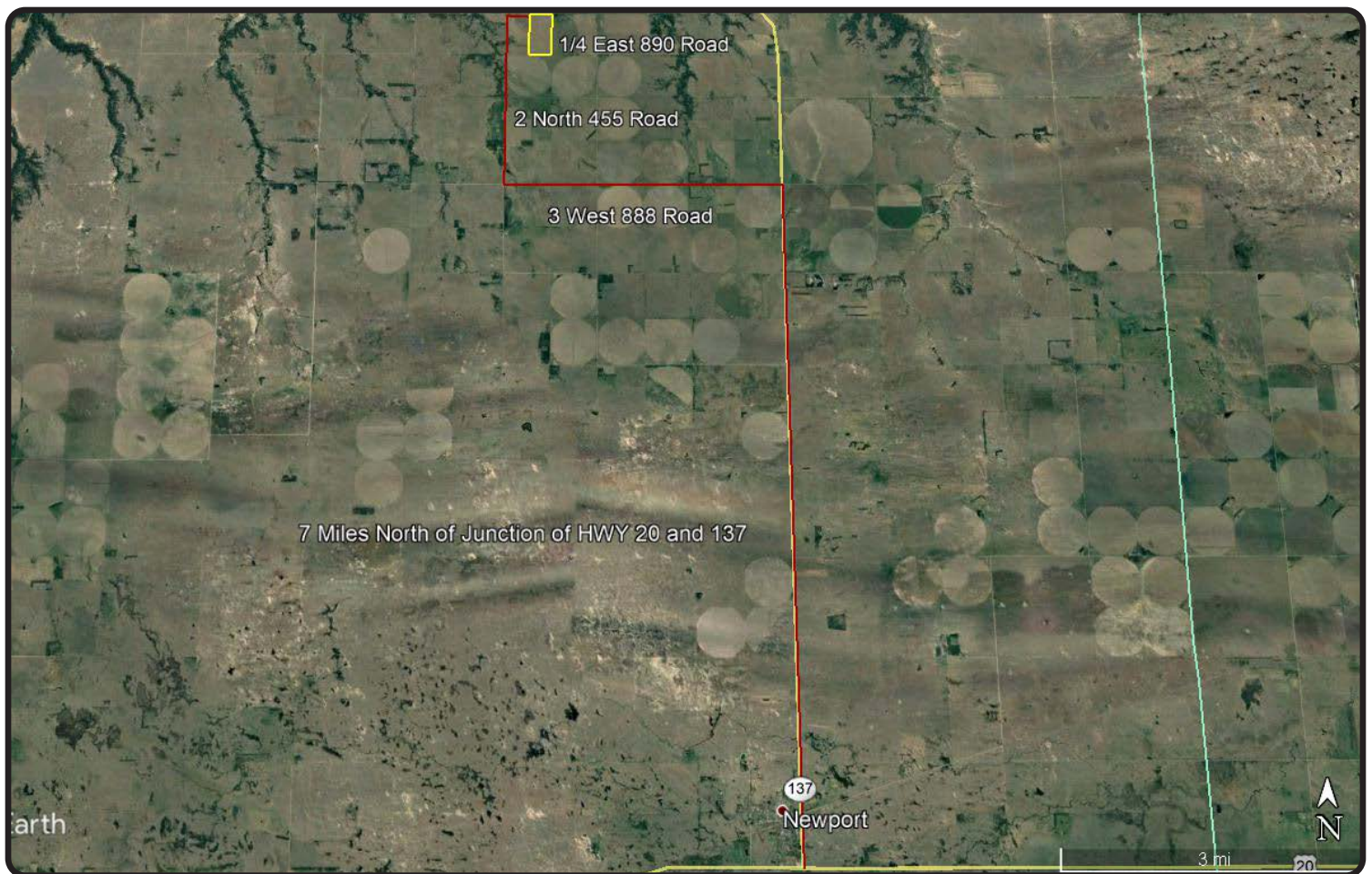
PROPERTY DESCRIPTION: Here is an offering of dryland farm ground that is a proven producer. This would be a nice addition to any operation looking to gain a forage base or grain producing parcel.

FSA INFORMATION: Cropland Acres: 77.81
Corn Contract Acre Base: 57.24 PLC Yield: 115 Bu.
Soybean Contact Acre Base: 19.16 PLC Yield: 33 Bu.

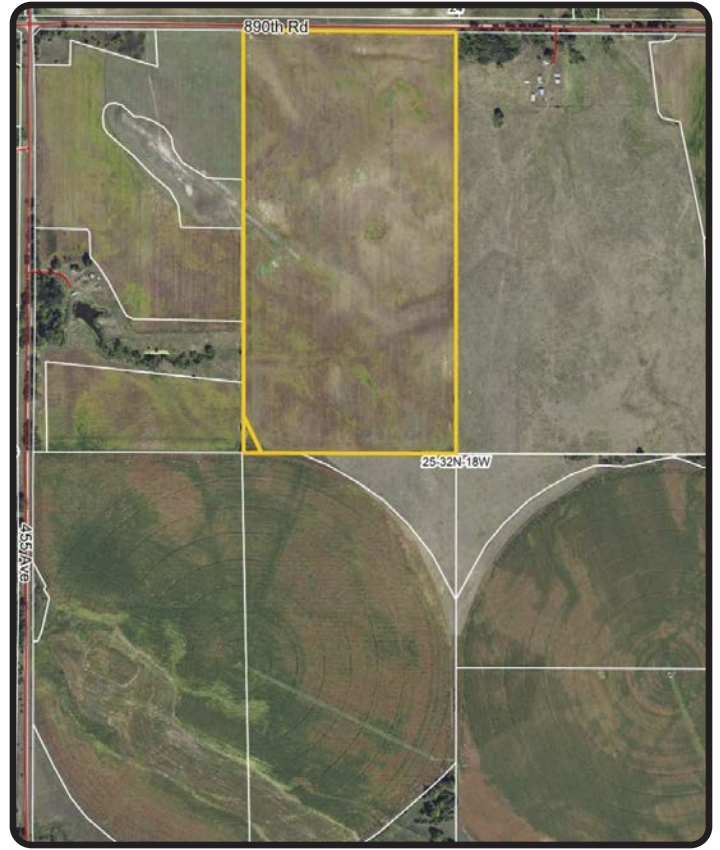
REAL ESTATE TAXES: \$575.08 **2018 CASH RENT:** \$6,000.00

PRICE & TERMS: \$189,000.00 Cash. * Showings Available by Appointment Only

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



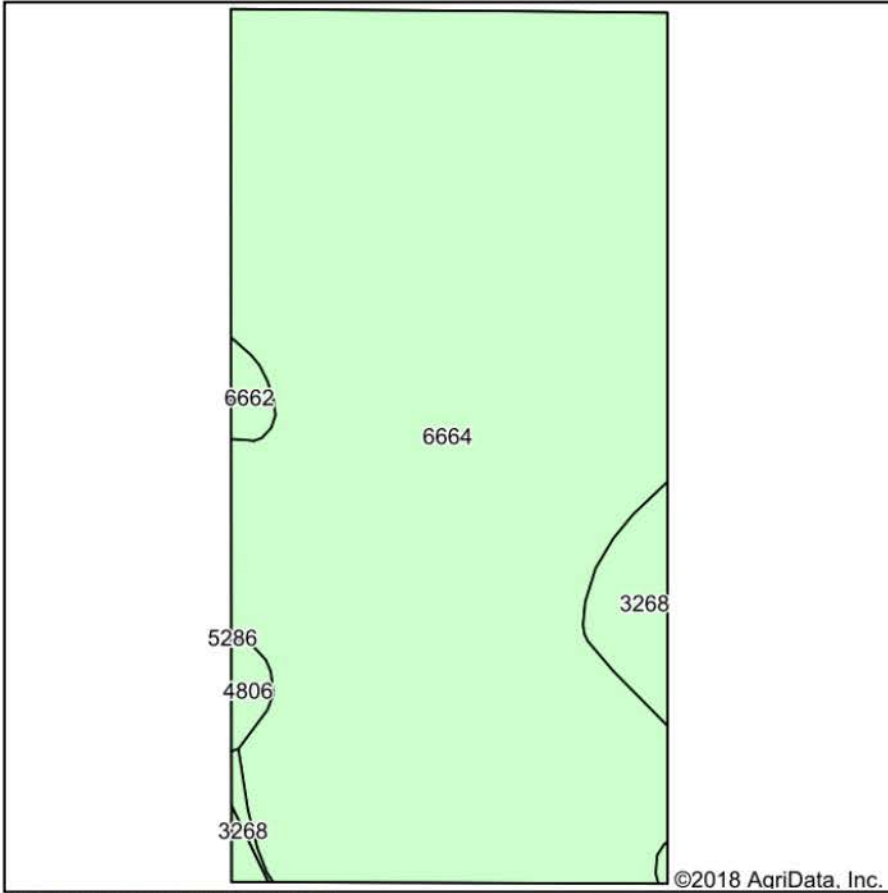
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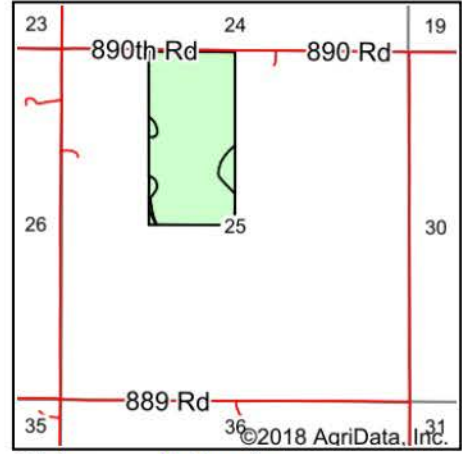
Boundary lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Rock**
 Location: **25-32N-18W**
 Township: **Kirkwood**
 Acres: **78.1**
 Date: **8/20/2018**



Maps Provided By:



Area Symbol: NE149, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	NCCPI Soybeans
6664	Brunswick-Longpine loamy sands, 3 to 11 percent slopes	73.50	94.1%	IVe	IVe	17	16
3268	O'Neill sandy loam, 2 to 6 percent slopes	3.26	4.2%	IVe	IVe	41	23
6662	Brunswick-Longpine fine sandy loams, 11 to 40 percent slopes	0.67	0.9%	Vle		10	10
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	0.67	0.9%	Vle			16
Weighted Average						17.8	16.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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