

# **BOYD COUNTY DRYLAND FARM**

**DEEDED ACRES:** 141.95 +/- Acres

**PROPERTY LOCATION:** From Spencer, Nebraska ½ mile East on Hwy #281 to the Southeast corner of subject property. (See plat map)

**LEGAL DESCRIPTION:** Available upon request.

**PROPERTY DESCRIPTION:** This highly productive dryland farm is easily accessible with Hwy #281 frontage. While also having good hard-grass pasture with live water and recreational amenities.

**FSA INFORMATION:**

Cropland Acres:	61.9	
Oats Contract Acre Base:	10.5	Yield: 43Bu.
Corn Contract Acres Base:	29.3	Yield: 43Bu.
Sorghum Contract Acre Base:	13.8	Yield: 49 Bu.

**CARRYING CAPACITY:** 25 Pair for 3 month time period.

**REAL ESTATE TAXES:** Approximately \$1,534.56

**PRICE & TERMS:** \$432,000.00 Cash.

*For more information contact Exclusive Agents for Seller.*

## **Waldo Realty**

O'Neill, NE 68763

(402)336-4110

Pat Chohon, Broker

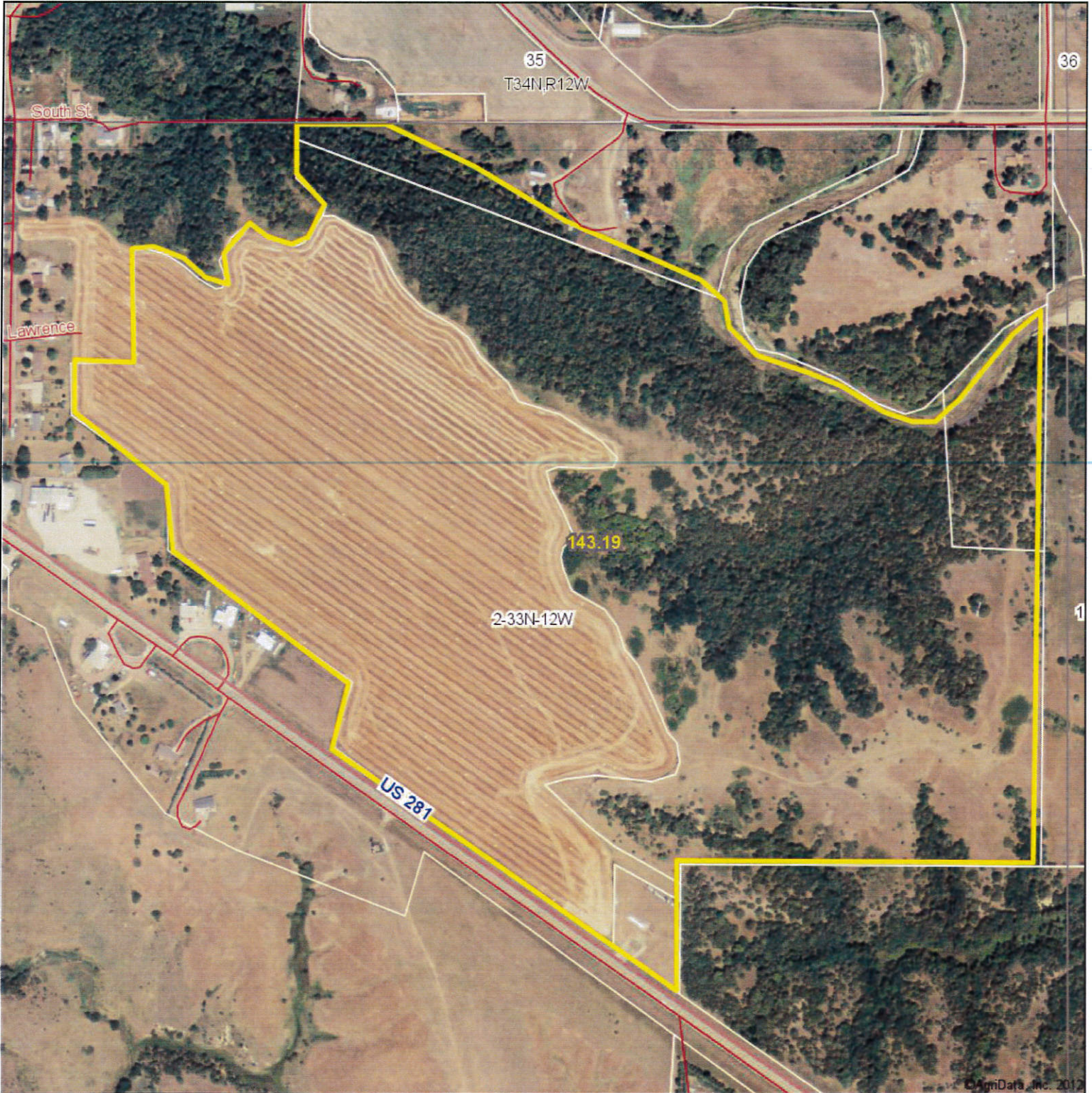
Roger Waldo, Assoc. Broker

Tyson Chohon, Assoc. Broker

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



# Aerial Map

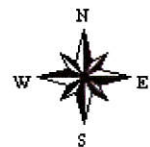


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map center: 42° 52' 3.56, 98° 41' 23.41

scale: 6773

**2-33N-12W**  
**Boyd County**  
**Nebraska**



2/7/2013

Maps provided by:



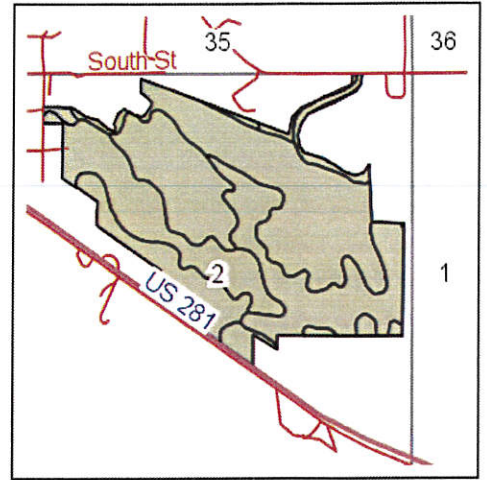
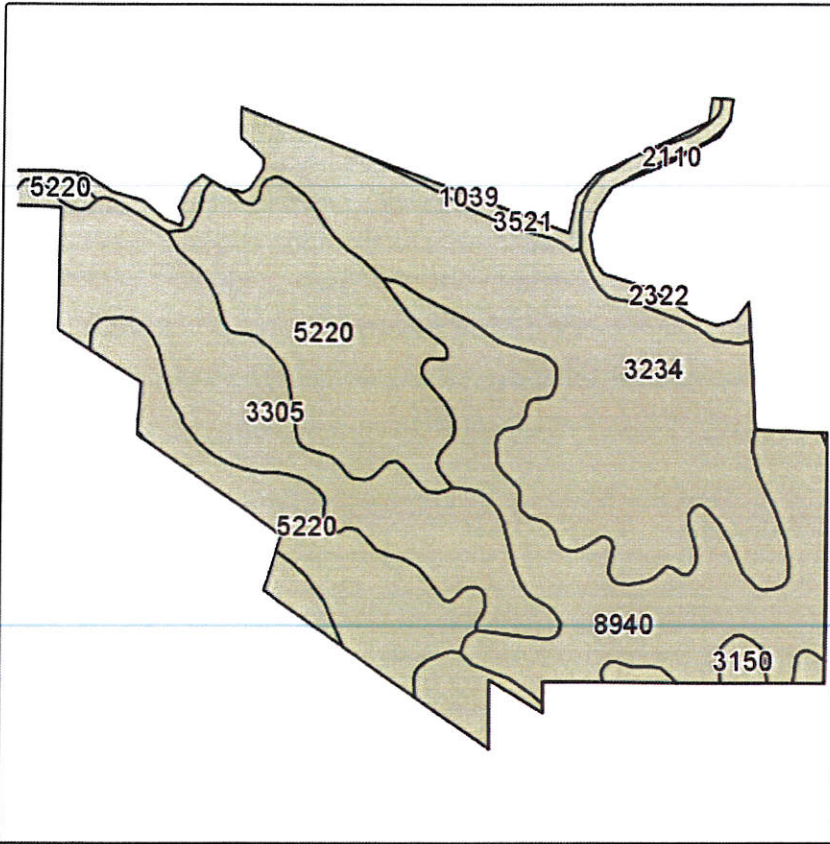
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Soils Map



State: **Nebraska**  
 County: **Boyd**  
 Location: **2-33N-12W**  
 Township: **Spencer**  
 Acres: **141**  
 Date: **2/1/2013**

Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Oats	Smooth brome grass
3234	Lynch-Bristow silty clays, 11 to 30 percent slopes	43.2	30.6%	Vls		3									
5220	Onita silt loam, 0 to 1 percent slopes	35.3	25.0%	IIc	I	65	2.9		4.6	57		67		70	
3305	Reliance silt loam, 2 to 6 percent slopes	28.2	20.0%	IIIe	IIIe	60	2.3			43		51		48	3.8
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	27.9	19.8%	VIe		19									
9999	Water	3	2.2%			0									
3150	Bristow silty clay, 20 to 40 percent slopes	1.8	1.3%	VIIIs		1									
3521	Cass fine sandy loam, occasionally flooded	1	0.7%	IIw	IIw	45	4	6.2		67	135	72	115		
1039	Grigston silt loam, occasionally flooded	0.5	0.4%	IIw	IIw	56	3	6			130	60	115		5
2110	Inavale loamy fine sand, occasionally flooded	0.1	0.1%	IVe	IIIe	32	1.8	5		25	100	30	80		
<b>Weighted Average</b>						<b>33.5</b>	<b>1.2</b>	<b>0.1</b>	<b>1.2</b>	<b>23.3</b>	<b>1.6</b>	<b>27.7</b>	<b>1.3</b>	<b>27.1</b>	<b>0.8</b>