



FOR SALE

149.79 +/- Acres

Stanton County, Nebraska



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

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

DEEDED ACRES: 149.79 +/- Acres

PROPERTY LOCATION: From Norfolk, NE at the intersection of Hwy 275 & Hwy 24 go 5 ½ miles east on Hwy 275. Then 3 miles north on 563rd Ave and ¾ miles east on 844th Rd to the northwest corner of the subject property.

PROPERTY DESCRIPTION: This property offers both dry cropland and high carrying capacity hard grasses. The pasture is split into multiple paddocks that are watered by Maskenthine creek along with a submersible well located on the north side to maximize the grazing season while having mature hardwood trees for summer shade. The wooded areas, seclusion and running water offer all the recreational amenities to house whitetail deer and turkeys.

LEGAL DESCRIPTION: Lot #2 Mark D. Nathan's lotsplit of the E1/2 NE & E1/2 SE Section 13, Township 24N, Range 1 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:	101.28	
Corn Contract Acre Base:	43.8	Yield: 96
Soybean Contract Acre Base:	4.3	Yield: 34

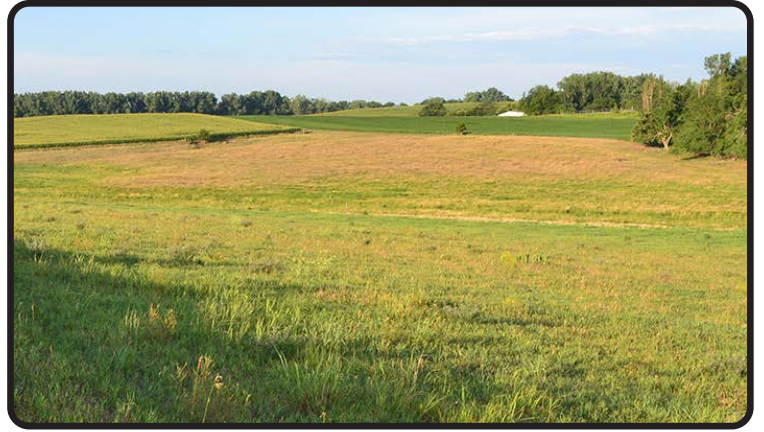
SOIL INFORMATION (MAPS, ETC.): See Attached

REAL ESTATE TAXES: 2019 - \$9,596.90 (Subject to county assessor recon.)

PRICE & TERMS: \$793,887.00

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

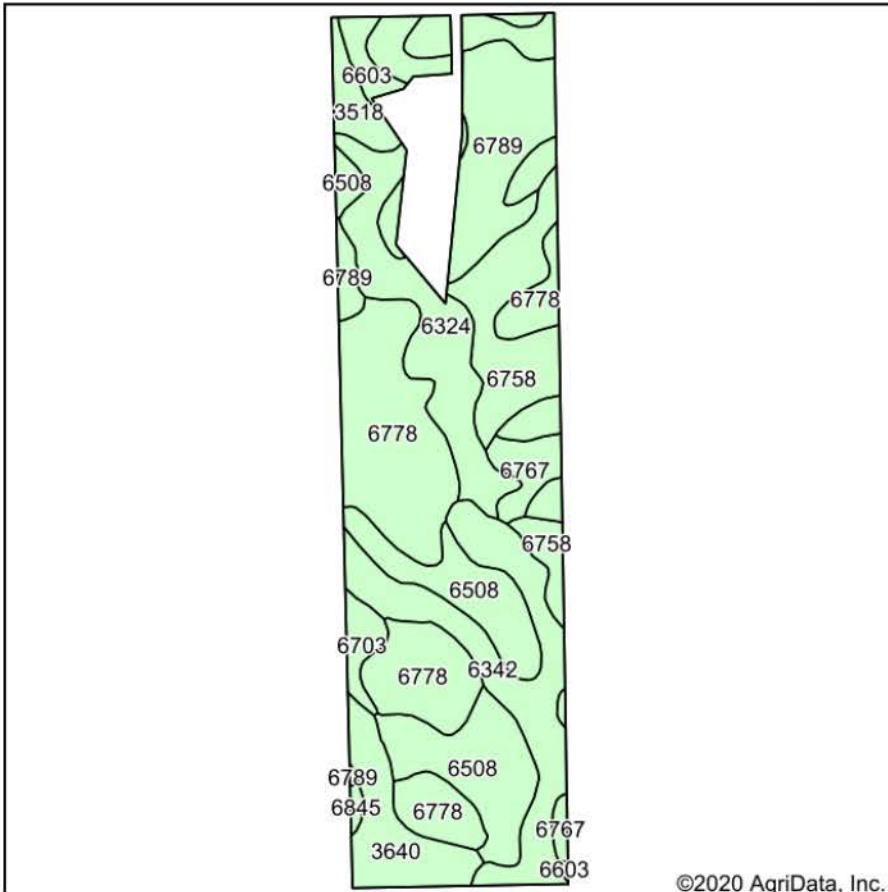




Boundary lines are for visual aid only.

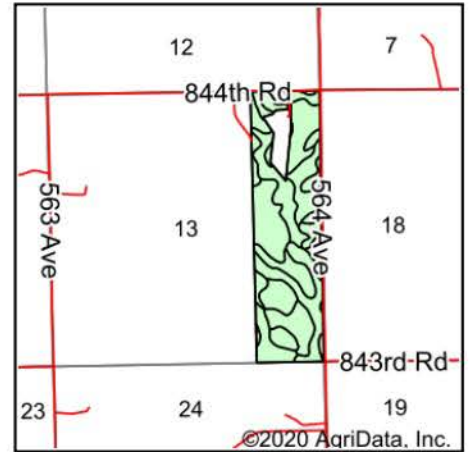


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Stanton**
 Location: **13-24N-1E**
 Township: **Spring Branch**
 Acres: **148.97**
 Date: **11/12/2020**



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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
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	40.79	27.4%	IIIe	IVe	57	63	68
6508	Blendon fine sandy loam, 0 to 2 percent slopes	20.71	13.9%	IIIs	IIe	52	65	57
6342	Lawet silty clay loam, rarely flooded	18.81	12.6%	IVw	IVw	32	45	67
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	17.87	12.0%	IVe		51	59	63
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.74	9.9%	IIw	IIw	69	79	74
6758	Nora silty clay loam, 11 to 17 percent slopes	13.81	9.3%	IVe		54	61	70
3640	Kezan silt loam, frequently flooded	8.84	5.9%	IVw		49	52	67
6767	Nora silty clay loam, 6 to 11 percent slopes	4.20	2.8%	IIIe	IVe	59	64	75
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.22	2.2%	IIw	IIw	54	68	77
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.19	2.1%	IIe	IIIe	73	75	72
6703	Thurman loamy fine sand, 2 to 6 percent slopes	2.37	1.6%	IVe	IVe	32	52	34
6845	Ortello fine sandy loam, 2 to 6 percent slopes	0.42	0.3%	IIIe	IIIe	50	64	54
Weighted Average						52.8	*n 61.5	*n 66.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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