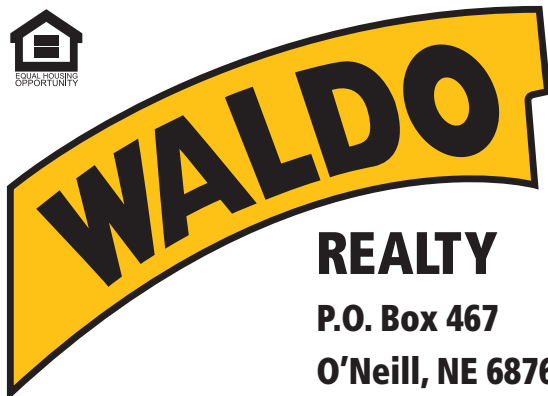




FOR SALE

137 +/- Acres

Stanton County, Nebraska



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: 137 +/- Acres (Subject to Survey)

PROPERTY LOCATION: From Stanton, NE two and a half miles north on Hwy 57 to the northeast corner of the subject property.

PROPERTY DESCRIPTION: This dryland farm offering has 93.8 acres that is currently enrolled in CRP set to expire September 30th, 2023 with an additional 33.92 base acres currently in pasture. Given this farms FSA base acres it has the potential to be nearly 100% tillable at the end of the current CRP contract. The property is located in central Stanton County amongst a strong farming neighborhood and would be a strong addition to your current operation or a good investment with competitive rental rates. According to the soil maps this farm would be conducive for row crop farming and also has great county road and highway access. **Please call for your own personal showing.**

LEGAL DESCRIPTION: Pt of E 1/2 SW 1/4 and Pt of E 1/2 SE 1/4 and Pt W 1/2 SE 1/4 and Pt of SE 1/4 SW 1/4 Section 5, Township 23N, Range 2 East of the 6 P.M. Stanton County, NE (Subject to Survey)

SOIL INFORMATION (MAPS, ETC.): See attached.

POWER SERVICE PROVIDER: Stanton Public Power District – (402) 439-2228

NRD NAME & PHONE #: Lower Elkhorn NRD – (402) 371-7313

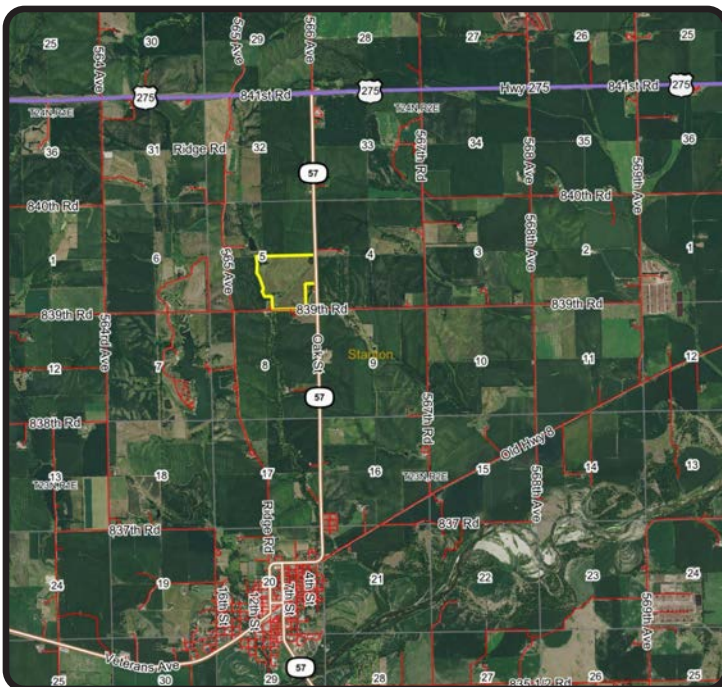
FSA INFORMATION: Total Cropland Acres: 127.72 +/-
Corn Contract Acre Base: 33.2 Yield: 77
CRP Acre Base: 93.8
Rental Rate: \$219.82 per acre expiring Sept. 30th 2023

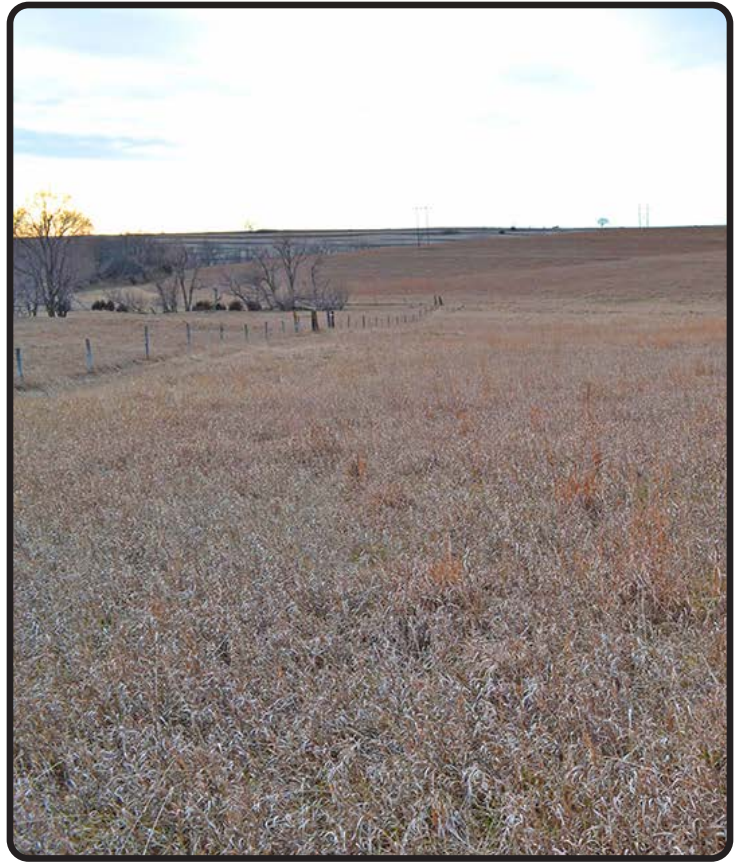
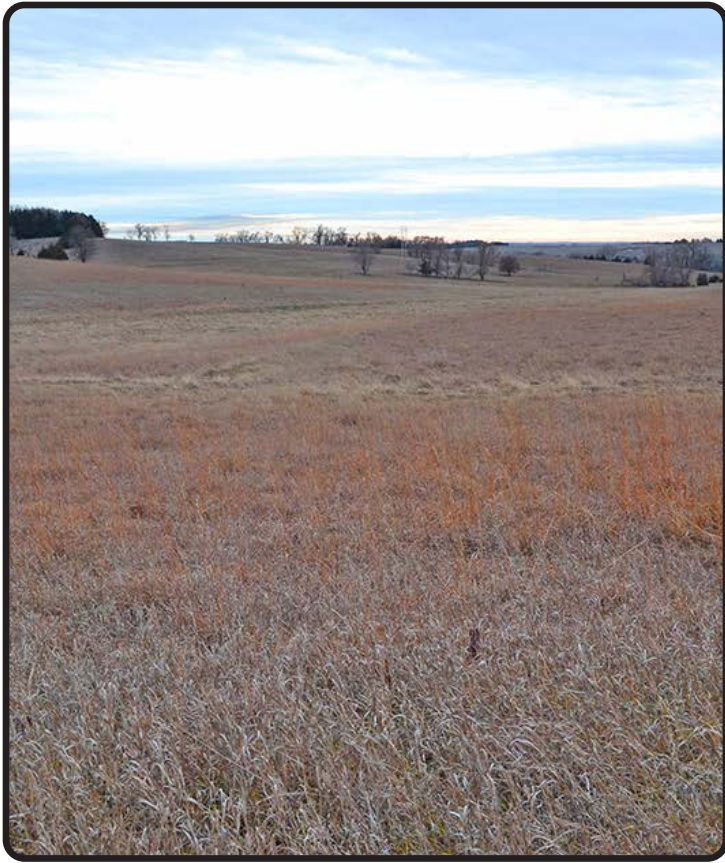
REAL ESTATE TAXES: 2020 – \$4,446.54 (Subject to Assessor Recon)

PRICE & TERMS: \$1,137,100

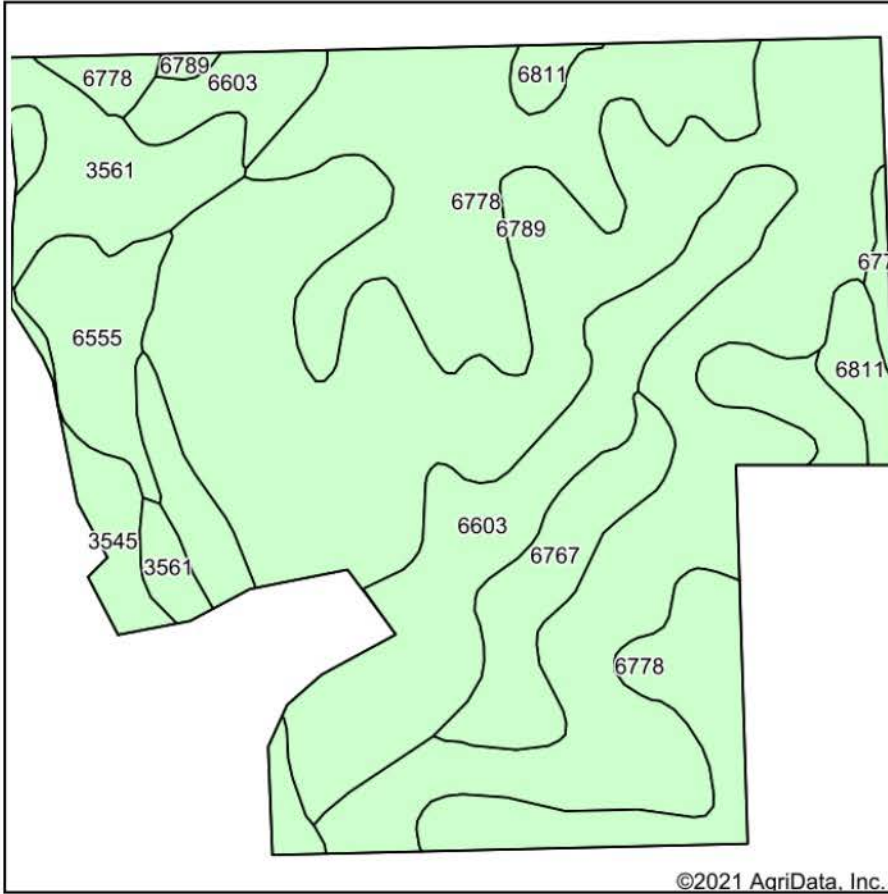
The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

Boundry lines are for visual aid only.

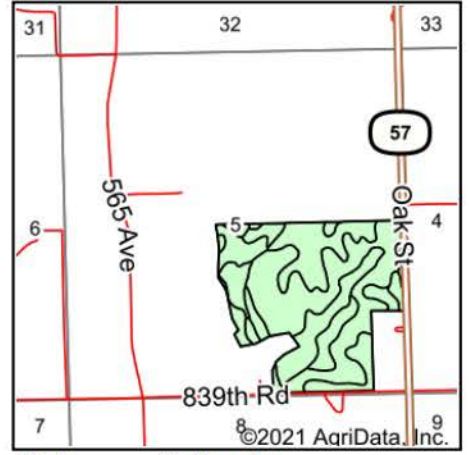




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Stanton**
 Location: **5-23N-2E**
 Township: **Stanton**
 Acres: **136.2**
 Date: **12/23/2021**

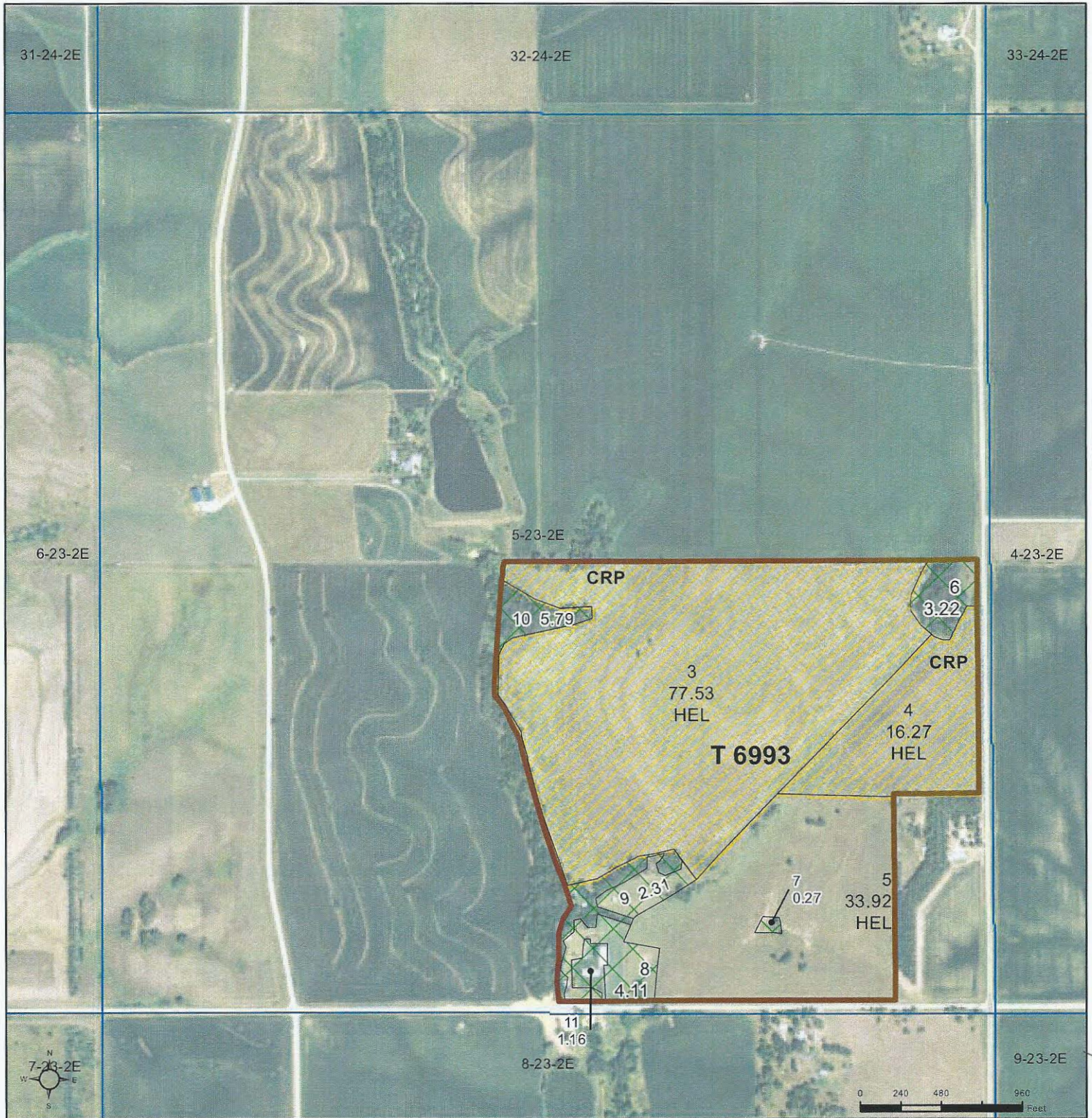


Area Symbol: NE167, Soil Area Version: 21

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	57.63	42.3%	IVe		51	60	64
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	31.21	22.9%	IIIe	IVe	57	64	69
6603	Alcester silty clay loam, 2 to 6 percent slopes	20.67	15.2%	Ile	IIIe	73	75	72
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	8.77	6.4%	IIw	IIw	69	75	79
6767	Nora silty clay loam, 6 to 11 percent slopes	6.34	4.7%	IIIe	IVe	59	64	75
6555	Shell silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.44	4.0%	IIw	IIw	69	85	75
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	3.23	2.4%	VIw		55	41	39
6811	Moody silty clay loam, 2 to 6 percent slopes	2.91	2.1%	Ile	IIIe	74	76	75
Weighted Average							*n 65.2	*n 67.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



- Common Land Unit**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - PLSS

2020 NAIP Ortho Imagery

Map Created June 04, 2021

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Wetland Provisions

5-23-2E

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