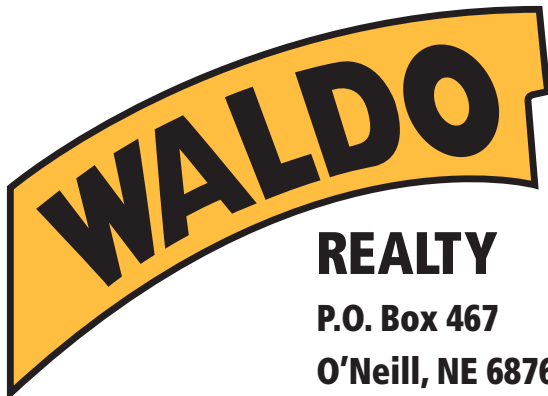




**FOR SALE**

**160 +/- 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**

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

**DEEDED ACRES:** 160 +/- Acres

**PROPERTY LOCATION:** From Norfolk, NE 4 ½ miles east on Hwy 275 then 3 miles north on 562 Ave. to the southeast corner of the subject property. From Hoskins, NE 3 miles south 561st Ave then 1 mile east on 844th Rd to the southeast corner of the subject property.

**LEGAL DESCRIPTION:** Southeast Quarter of Section 10 Township 24 Range 1 East of the 6 P.M. in Stanton County, Nebraska

**PROPERTY DESCRIPTION:** This level to gently rolling dryland farm offers distinguished soils with good country road access and a 2011 60,000 bushel Sioux Bin. There is also roughly 30 +/- acres of high carrying capacity native grasses watered by windmill.

**PROMINENT SOILS:**

Nora-Crofton, Blendon, Elsmere, Thurman & Boelus

**FSA INFORMATION:**

Total Cropland:	126.48	
Corn Contract Acre Base:	106	Yield: 136 Bu.
Soybean Contract Acre Base:	1.8	Yield: 25 Bu.
Wheat Contract Acre Base:	18.6	Yield: 30 Bu.

**POWER SERVICE PROVIDER:**

Northeast Nebraska Public Power District (402) 375-1360

**NRD NAME & PHONE #:**

Lower Elkhorn NRD (402) 371-7313

**IMPROVEMENTS:** 2011 Sioux 60,000 bushel grain Bin

**REAL ESTATE TAXES:** \$10,107.12

**PRICE & TERMS:** \$1,115,000 Cash

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



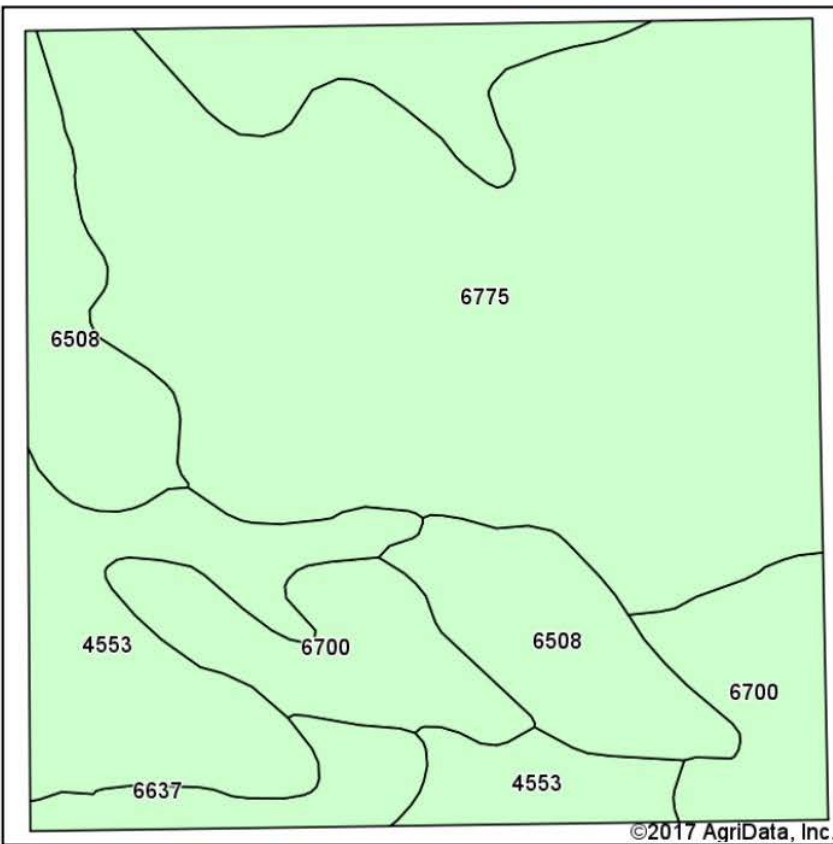


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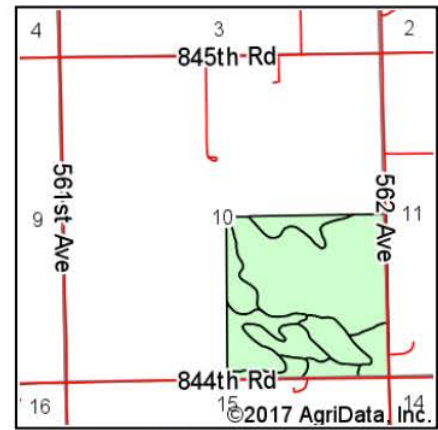
Boundry lines are for visual aid only.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Stanton**  
 Location: **10-24N-1E**  
 Township: **Spring Branch**  
 Acres: **160**  
 Date: **7/2/2017**



Area Symbol: NE167, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	83.32	52.1%	Ile	Ile	61
6508	Blendon fine sandy loam, 0 to 2 percent slopes	29.27	18.3%	Ils	Ile	52
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	22.73	14.2%	IVw	IIIw	30
6700	Thurman loamy fine sand, 0 to 2 percent slopes	19.29	12.1%	IIIe	IIIe	
6637	Boelus loamy fine sand, 2 to 6 percent slopes	5.39	3.4%	IIIe	IIIe	65
<b>Weighted Average</b>						<b>47.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.