

Land For Sale

ACREAGE:

111.16 Acres, m/l

LOCATION:

Sarpy County, NE



Property Key Features

- 1.3 Miles Southeast of Springfield (Within City Limits)
- Future Development Potential, Zoned as Agricultural/Residential
- High-Producing Farm, Class II Soils with a 2017 7-Tower Pivot

Scott Henrichsen, AFM

Licensed in NE & IA

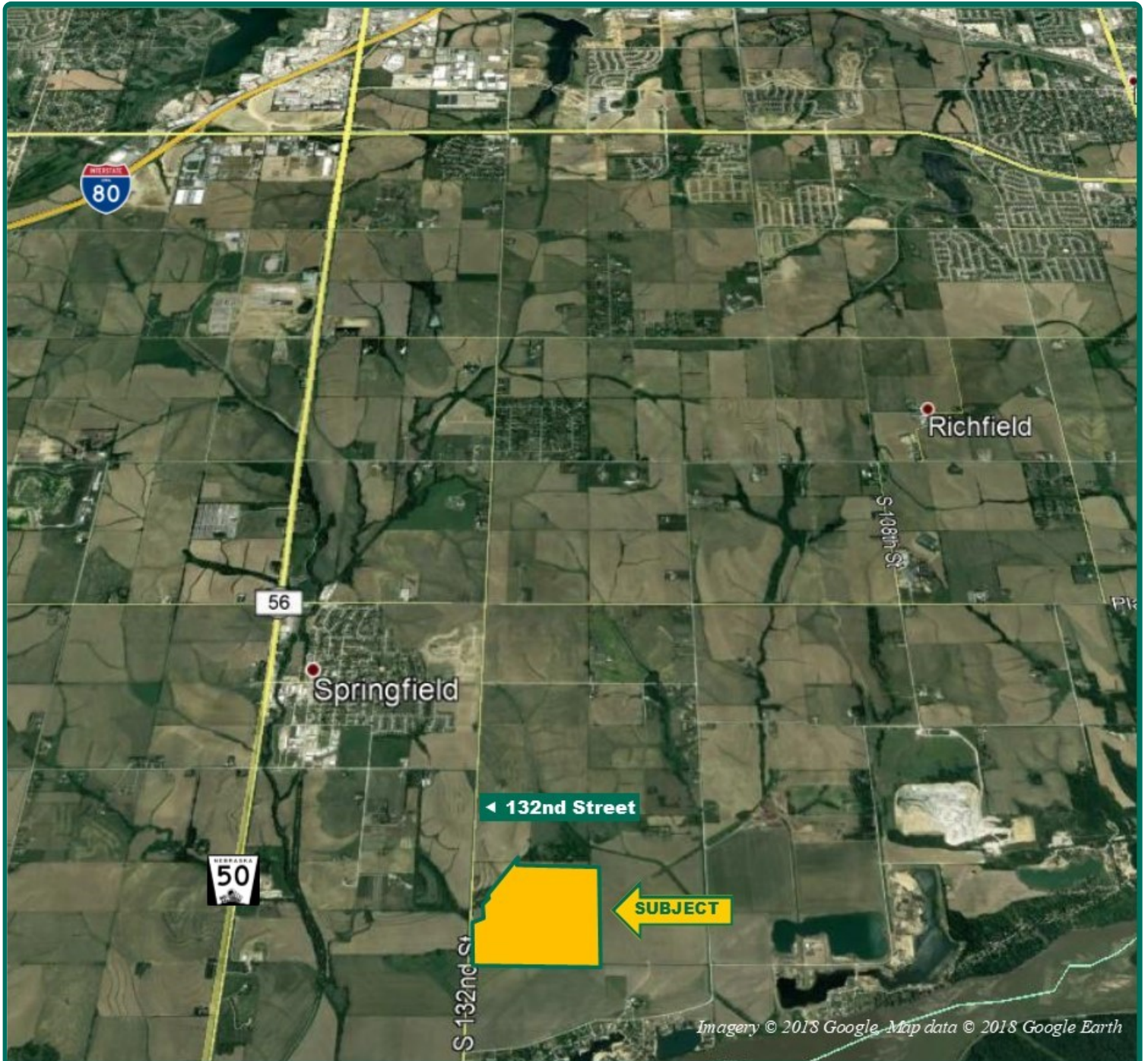
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FSA/Eff. Crop Acres:	114.09
Corn Base Acres:	86.38
Bean Base Acres:	25.11
Soil Productivity:	72.90 SRPG

Property Information

111.16 Acres, m/l

Location

East side of South 132nd Street, 1.3 miles south of Main Street in Springfield, Nebraska.

Legal Description

Lot 4 Cockerill Addition Replat I Part SW 1/4 of Section 30, Township 13 North, Range 12 East (Platford-Springfield I Township), Sarpy County, Nebraska

Price & Terms

Price Reduced

- ~~\$1,171,380~~ \$997,661
- ~~\$10,500/acre~~ \$8,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Upon closing, subject to 2020 lease.

Real Estate Tax

2019 Net Taxes Payable 2020: \$6,348.66

Net Taxable Acres: 111.16*

Tax per Net Taxable Acre: \$57.11

**Taxes estimated pending survey of property. Sarpy County Assessor will determine final tax figures.*

FSA Data

Farm Number 3189, Tract 3248

FSA/Eff. Crop Acres: 114.09

Corn Base Acres: 86.38

Corn PLC Yield: 191 Bu.

Bean Base Acres: 25.11

Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Mail soil types are Smithland-Kenridge silty clay and Kennebec silt loam. See soil map for details.

Land Description

Gently sloping south to flat on south half of parcel.

Drainage

Natural

Water, Well & Irrigation Information

2 irrigation wells, 7-Tower Reinke pivot with 4391T Case irrigation diesel motor rated at 91 hp, Lima 10KW generator and 250-gallon tank.

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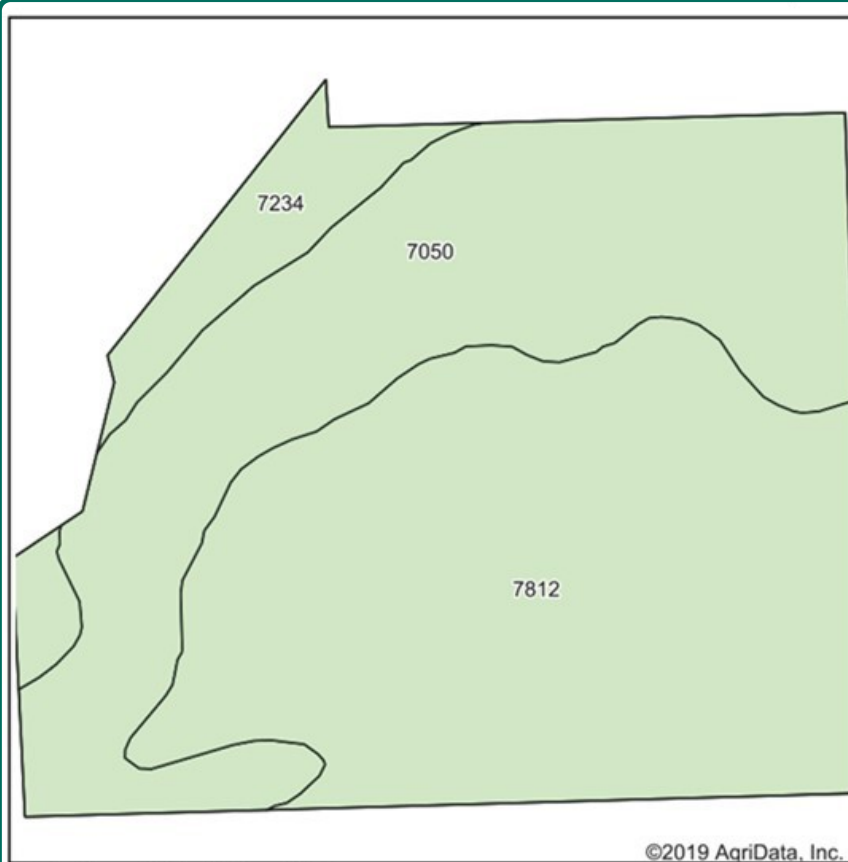
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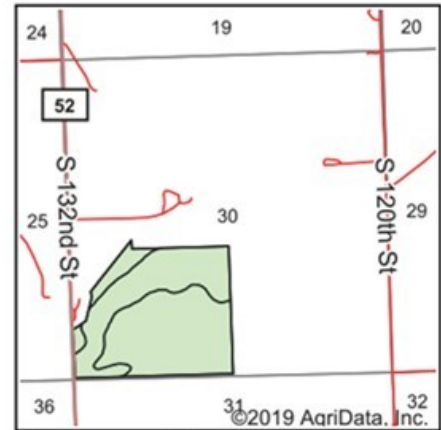
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Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Sarpy**
 Location: **30-13N-12E**
 Township: **Platford-Springfield I**
 Acres: **114.09**
 Date: **6/15/2020**



Area Symbol: NE153, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
7812	Smithland-Kenridge silty clay loams, occasionally flooded	60.73	53.2%		Ilw	Ilw	72
7050	Kennebec silt loam, occasionally flooded	44.98	39.4%		Ilw	Ilw	74
7234	Judson silty clay loam, 2 to 6 percent slopes	8.38	7.3%		Ile	IIle	73
Weighted Average							72.9

Soils data provided by USDA and NRCS.

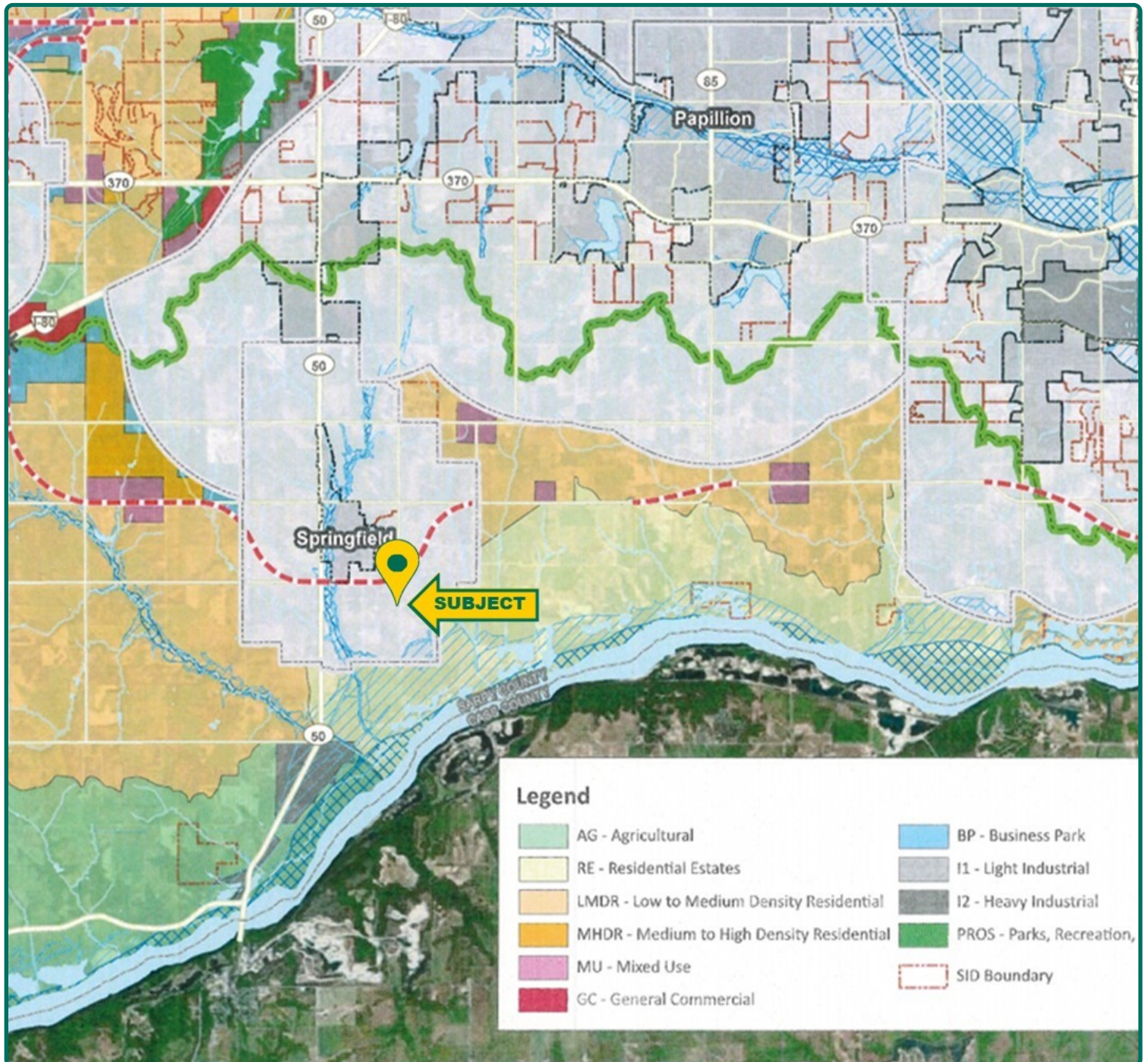
Comments

Unique opportunity to purchase an excellent farm with 92.6% Class II soils. New irrigation pivot purchased/installed in 2017. Future residential development potential on this property within the city limits of Springfield.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Pivot with Motor Well & Diesel Tank



7-Tower Pivot



Reinke Irrigation Pivot



2nd Well along West Side of Property

