

Land For Sale

ACREAGE:

250.00 Acres, m/l

LOCATION:

Johnson County, NE

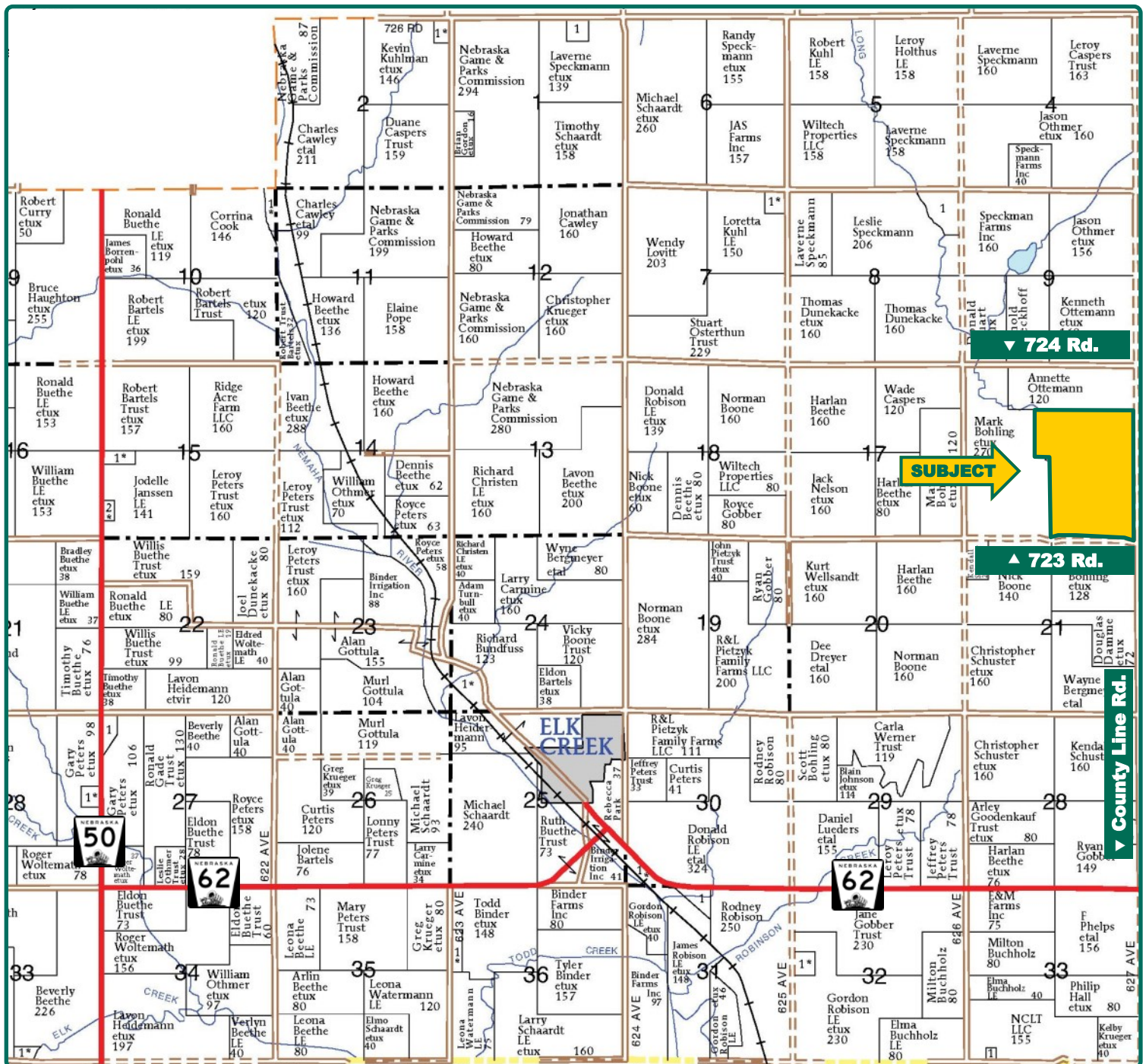


Property *Key Features*

- **Back-Bar Farm Company of Nebraska**
- **Located 5½ Miles Northeast of Elk Creek, Nebraska**
- **Great Mixed-Use Property with Cropland, Timber and Creek**

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FSA/Eff. Crop Acres: 187.77

Corn Base Acres: 68.84

Bean Base Acres: 68.86

Soil Productivity: 58.30 NCCPI

Property Information

250.00 Acres, m/l

Location

From Elk Creek: Go east on Co. Hwy. 62 for 3½ miles, then north 2 miles on County Line Rd. The property lies on the northwest side of the intersection of County Line Road and dirt road 723.

Legal Description

SE¼; S½ NE¼ and Lots 2-3 in SE¼ NW¼, all in Section 16, Township 4 North, Range 12 East of the 6th p.m., Todd Creek Township.

Price & Terms

- \$875,000
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, subject to existing lease.

Real Estate Tax

2020 Taxes Payable 2021: \$7,516.94
Net Taxable Acres: 250.00
Tax per Net Taxable Acre: \$30.07

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 3549, Tract 18134
FSA/Eff. Crop Acres: 187.77
Corn Base Acres: 68.84
Corn PLC Yield: 103 Bu.
Bean Base Acres: 68.86
Bean PLC Yield: 38 Bu.

Soil Types/Productivity

Main soil types are Wymore, Malmo and Kennebec. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

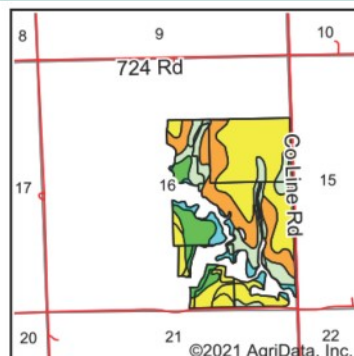
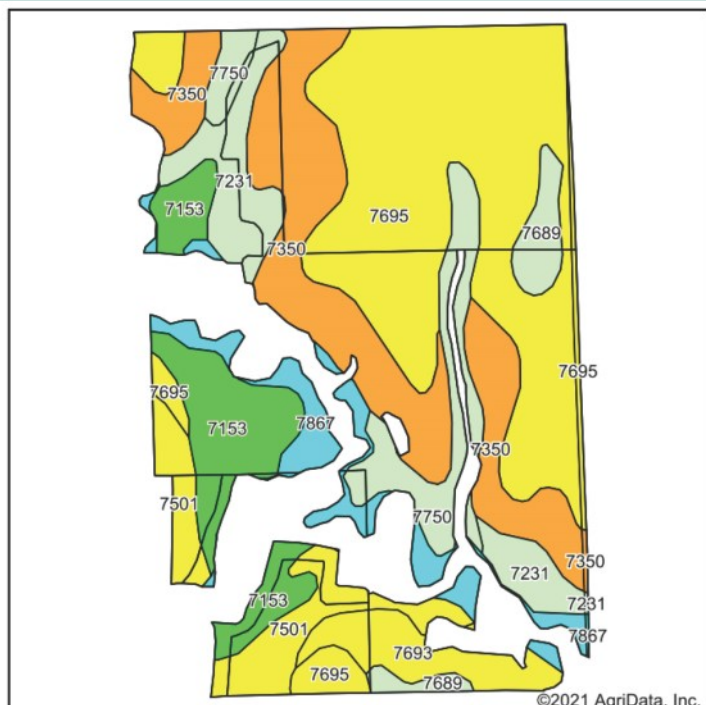
Gently sloping with a creek running through the farm.

Pipeline

There is a Northern Natural Gas pipeline running north-south along the west boundary.

Drainage

Natural with terraces.



State: **Nebraska**
County: **Johnson**
Location: **16-4N-12E**
Township: **Todd Creek**
Acres: **187.77**
Date: **7/7/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE097, Soil Area Version: 21
Area Symbol: NE127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	67.03	35.7%		IIle	IIle	66	52
7350	Malmo clay, 3 to 11 percent slopes, eroded	37.17	19.8%		IVe		55	40
7153	Kennebec silt loam, rarely flooded	18.70	10.0%		Iwr		81	89
7750	Nodaway silt loam, occasionally flooded	13.10	7.0%		IIwr	IIwr	74	94
7231	Judson silt loam, 2 to 6 percent slopes	13.06	7.0%		Ile		79	80
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	12.46	6.6%		IIle			43
7867	Nodaway silt loam, channeled, frequently flooded	11.20	6.0%		Vlwr		58	50
7693	Wymore silty clay loam, 2 to 6 percent slopes	8.06	4.3%		IIle	IIle	70	62
7689	Wymore silty clay loam, 0 to 2 percent slopes	5.11	2.7%		Ils	Ils	73	65
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	1.52	0.8%		IIle	IIle	67	52
7350	Malmo clay, 3 to 11 percent slopes, eroded	0.21	0.1%		IVe		57	43
7867	Nodaway silt loam, channeled, frequently flooded	0.09	0.0%		Vlwr		61	51
7231	Judson silt loam, 2 to 6 percent slopes	0.06	0.0%		Ile		80	80
Weighted Average							62.3	*n 58.3

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

This is an excellent opportunity to pick up 250 acres for income and recreation. Property is a nice mix of crop acres, timber and creek.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Center of Field, Looking North



Looking Northwest from County Line Rd.



Looking Northwest



Looking Northwest



Make the Most of Your Farmland Investment

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- Certified Farm Appraisals