



LAND FOR SALE

The Telecky Family Farm



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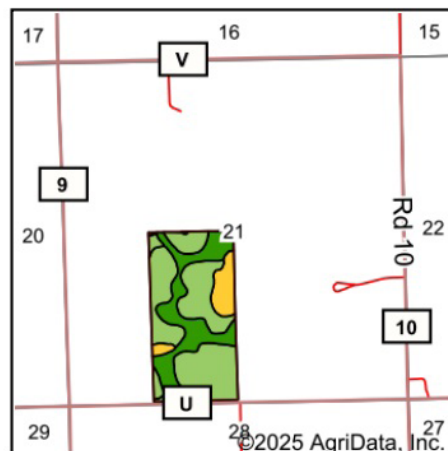
80.00 Acres, m/l
Colfax County, NE

FSA/Eff. Crop Acres: 77.71 | Soil Productivity: 68.30 NCCPI





Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Colfax**
 Location: **21-20N-3E**
 Township: **Adams**
 Acres: **77.71**
 Date: **9/4/2025**



Maps Provided By:



Area Symbol: NE037, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	45.99	59.1%		IIIe	IVe	66
6811	Moody silty clay loam, 2 to 6 percent slopes	22.85	29.4%		Ile	IIIe	75
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	7.58	9.8%		IVe		61
6767	Nora silty clay loam, 6 to 11 percent slopes	0.93	1.2%		IIIe	IVe	74
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	0.29	0.4%		IIIe	IVe	63
6603	Alcester silty clay loam, 2 to 6 percent slopes	0.07	0.1%		Ile	IIIe	75
Weighted Average					2.80	*-	*n 68.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Clarkson: go east on Hwy 91 for 1 mile, then south on Co. Rd. 9 for 2 miles, then east on RD U for a ¼ mile. The farm is on the north side of the road.

Simple Legal

E½ SW¼, Section 21, Township 20 North, Range 3 East of the 6th P.M., Colfax Co., NE. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$868,000
- \$10,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

2024 Taxes Payable 2025: \$3,365.24
Net Taxable Acres: 80
Tax per Net Taxable Acre: \$42.07

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 5088, Tract 4345
FSA/Eff. Crop Acres: 77.71
Corn Base Acres: 47.20
Corn PLC Yield: 156 Bu.
Bean Base Acres: 22.90
Bean PLC Yield: 48 Bu.
Wheat Base Acres: 2.00
Wheat PLC Yield: 37 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Nora-Crofton and Moody. The NCCPI productivity rating on the FSA/Eff. crop acres is 68.30. 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

Moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly productive, highly tillable farmland located in a strong agricultural community.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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.

Southeast Looking Northwest



Northwest Looking Southeast

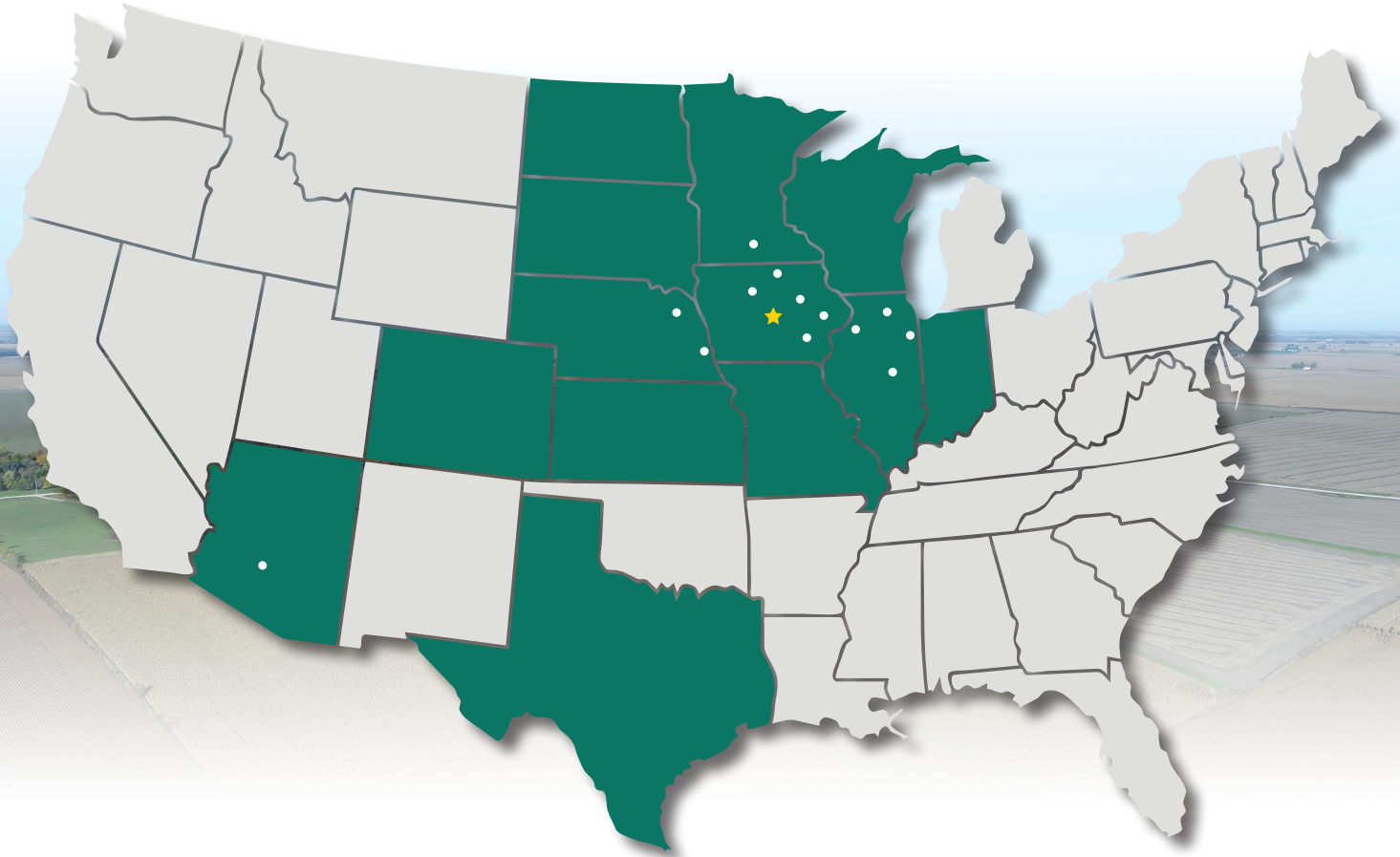


Northeast Looking Southwest



Southwest Looking Northeast





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