

LAND FOR SALE

Frontier County Dry Cropland

193.61 ± ACRES | FRONTIER COUNTY, NEBRASKA

No-Till Crop Production

29 years of continuous, no-till crop production on excellent soils- 84.5% Class II
Hall silt loams soils with very well maintained terraces.



Bruce Dodson, AFM

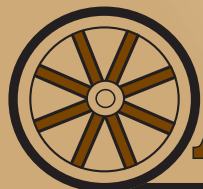
LISTING AGENT:

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Chase Dodson, D.J. Lunkwitz, Bonnie Downing, Faith Correll,
Mike Polk, Mike Wilken

View Full Brochure
& Listing



Offered exclusively by:

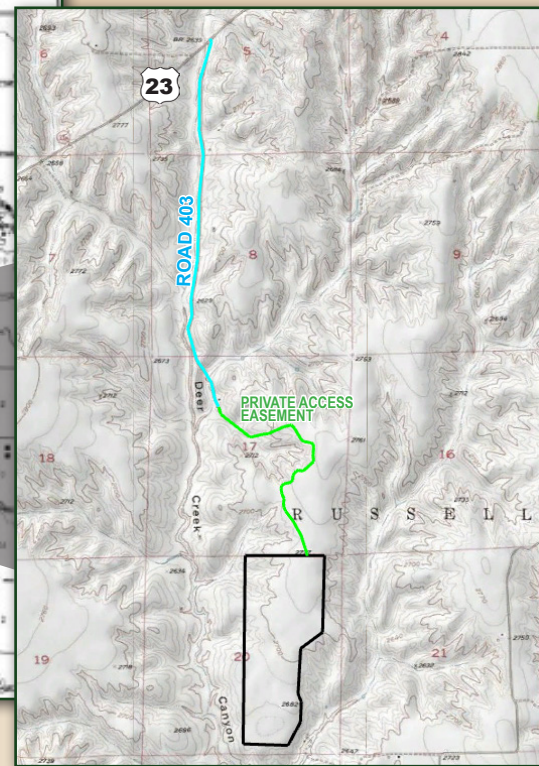
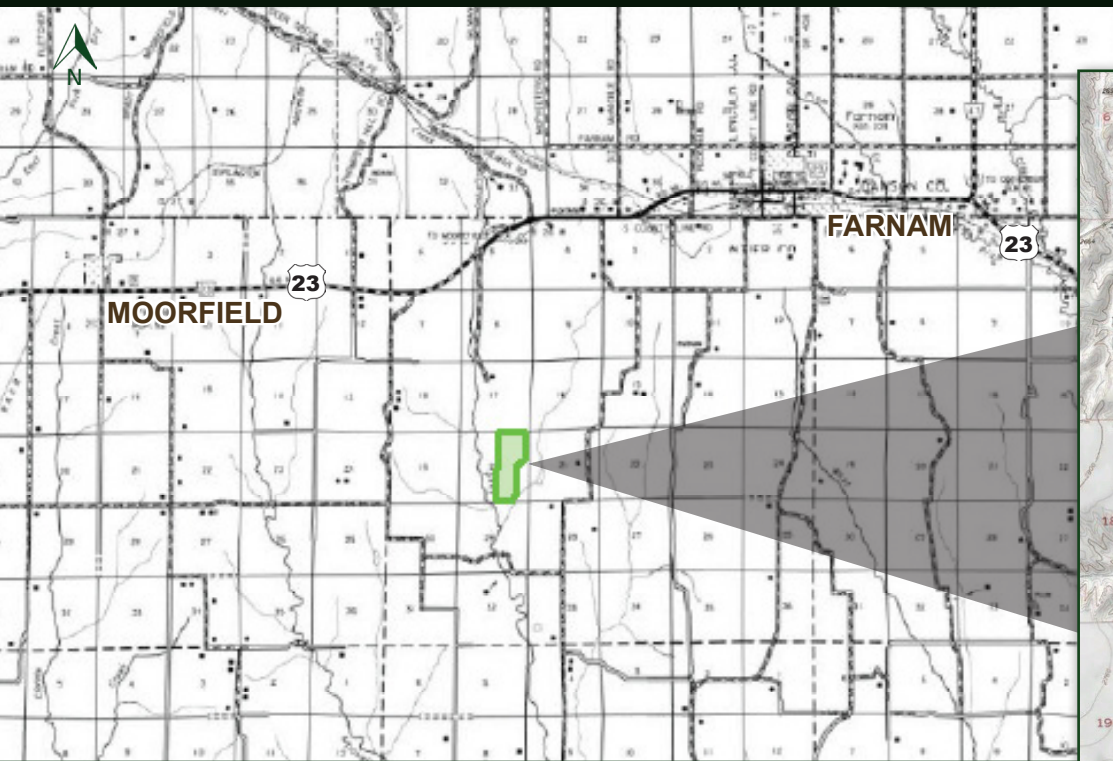
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PROPERTY INFORMATION



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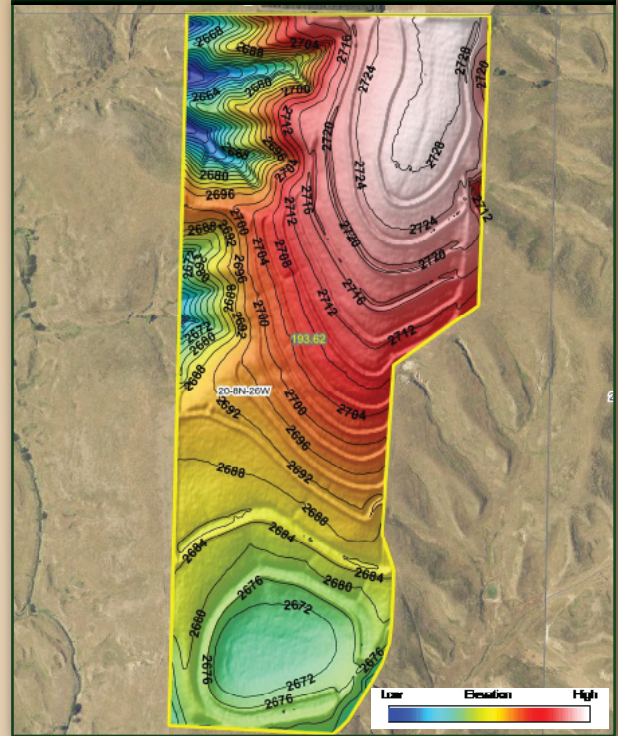
| | | |
|---|---|---------------------------------------|
| LOCATION: | From Farnam: Head west on U.S. Highway 23 for approximately 4 miles. Turn south onto Road 403 and continue for 1.9 miles. Then, follow the easement road for 1.3 miles. The property will be on the south side. | |
| LEGAL DESCRIPTION: | PT. E½ (Less a surveyed tract on recorded survey 985-246) of Section 20, Township 8 North, Range 26 West of the 6th P.M. in Frontier County, Nebraska. | |
| ACRES & TAXES: | 193.61 Tax Assessed Acres 2024 Taxes due in 2025: \$1,874 | |
| LAND USE: | 158.4 ± acres dryland; 35.2 ± acres upland hay/winter range and wildlife habitat. | |
| NRD: | Middle Republican Natural Resources District | |
| FARM SERVICE AGENCY INFORMATION: | 121.49 acres wheat base @ 45 PLC yield; 15.57 acres corn base @ 128 PLC yield; 21.34 acres grain sorghum @ 68 PLC yield. | |
| CROPLAND SOILS: | 84.5% Class II Hall silt loam | |
| POSSESSION: | Subject to the landowner's growing crop. | |
| PRICE: | \$431,000 | CALL BRUCE DODSON 308.539.4455 |

AERIAL & SOIL MAPS

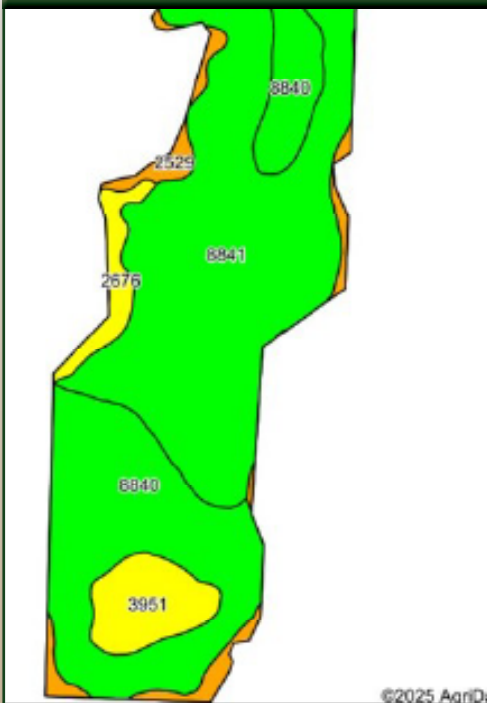
AERIAL MAP



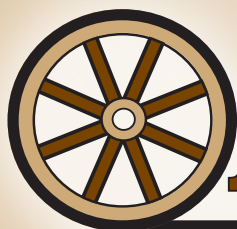
TOPOGRAPHY



SOIL MAP



| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c |
|------|--|-------|------------------|----------------------|------------------|
| 8841 | Hall silt loam, 1 to 3 percent slopes | 80.53 | 50.9% | | Ile |
| 8840 | Hall silt loam, 0 to 1 percent slopes | 53.22 | 33.6% | | Ilc |
| 3951 | Fillmore silt loam, occasionally ponded | 10.65 | 6.7% | | IIIw |
| 2529 | Coly and Uly silt loams, 11 to 30 percent slopes | 8.74 | 5.5% | | VIe |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 5.27 | 3.3% | | IIIe |



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