

LAND FOR SALE



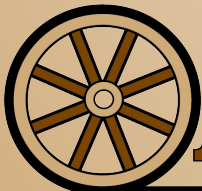
Dierberger Phelps County Rangeland PHELPS COUNTY, NEBRASKA

*Highly Productive Pasture
Located in a Strong Farming
and Ranching Community*



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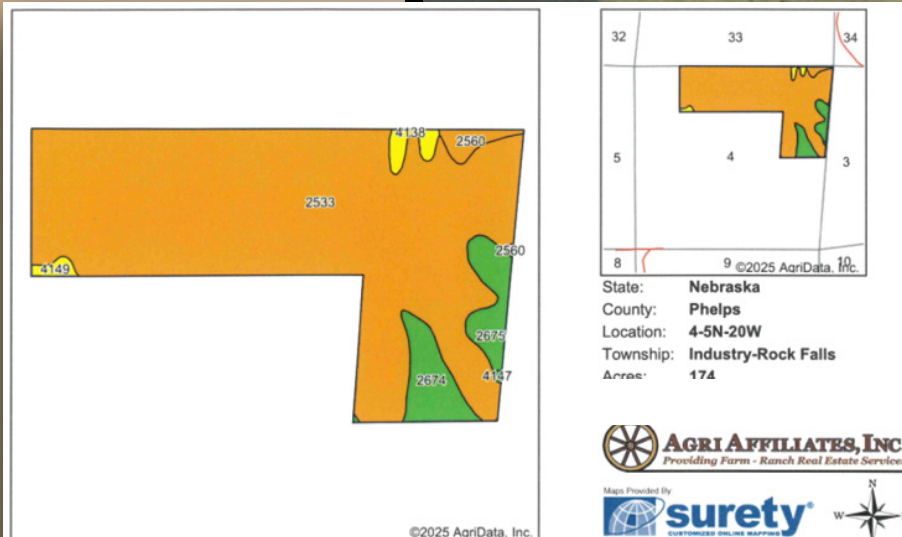
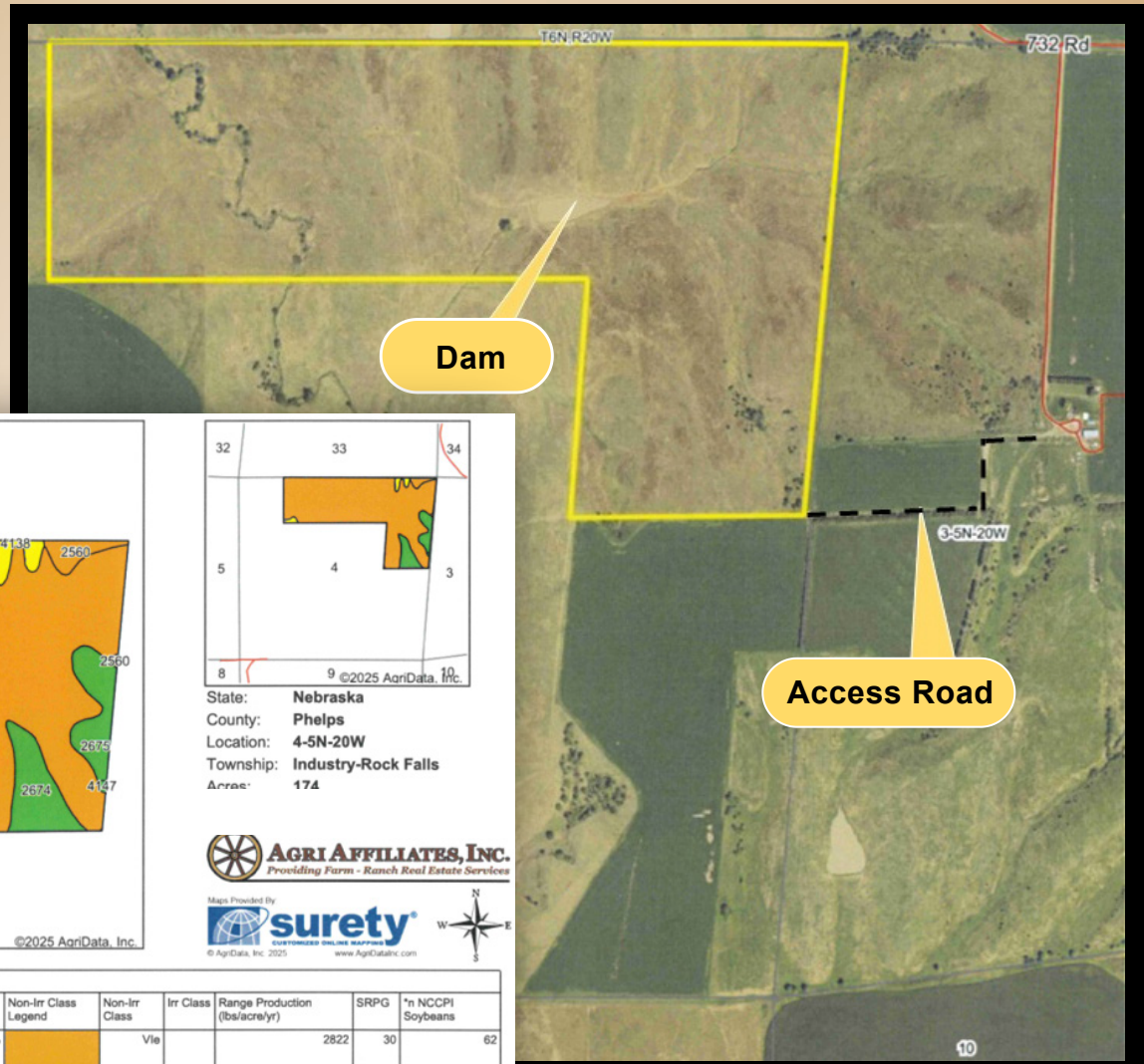
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Property Maps



Soils data provided by USDA and NRCS.

Area Symbol: NE137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Soybeans
2533	Coly silt loam, 11 to 30 percent slopes	151.82	87.3%		Vle		2822	30	62
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	8.51	4.9%		Ile	Ile	2983		74
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	7.20	4.1%		IIle	IIle	3000		75
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	2.78	1.6%		Vle		2910	52	31
4138	Holdrege silt loam, 7 to 11 percent slopes	2.33	1.3%		IVe	IVe	3551	60	76
4149	Holdrege-Coly complex, 7 to 11 percent slopes, eroded	1.18	0.7%		IVe	IVe	2860	58	64
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	0.18	0.1%		IIle	IIle	3000	64	61
Weighted Average					5.64	*,	2848.8	28.3	*n 62.8

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

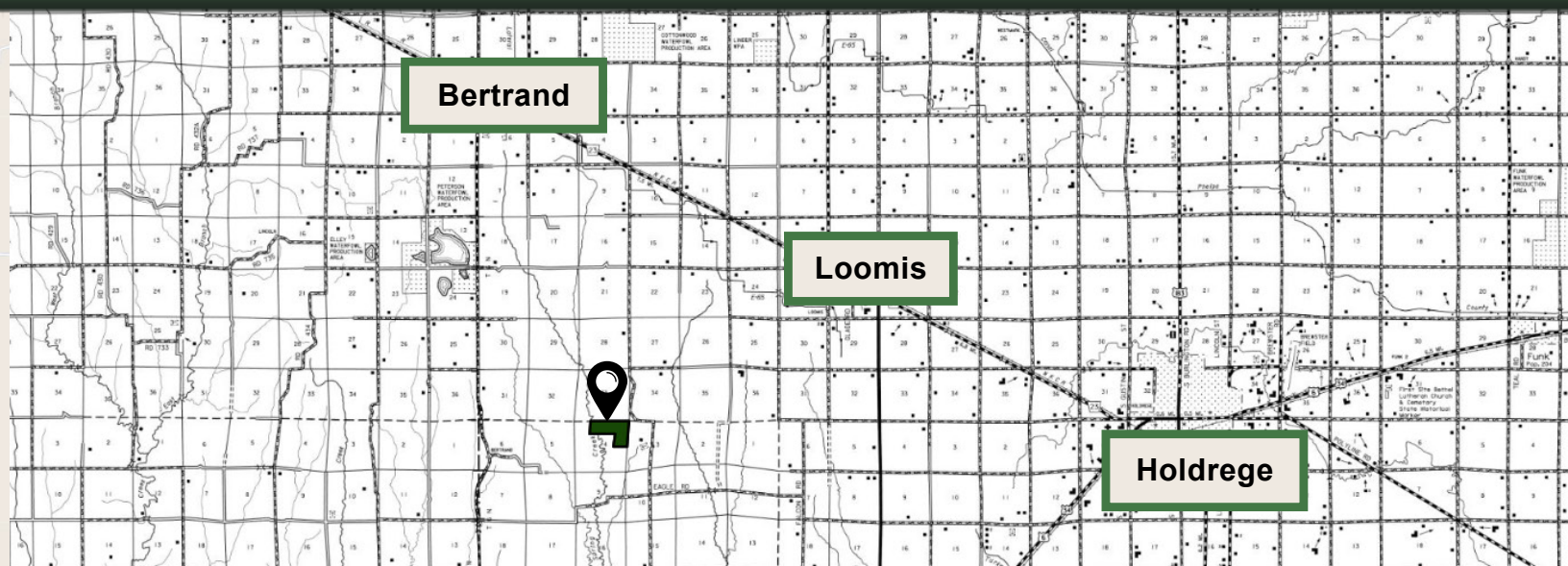
*, Irr Class weighted average cannot be calculated on the current soils data due to missing data.



View from the south

Property Information

LEGAL DESCRIPTION:	E1/2 NE1/4; NW1/4 NE1/4; and NE1/4 NW1/4 Section 4, T5N-R20W of the 6th P.M., Phelps County, Nebraska
LIST PRICE:	\$440,000
LOCATION:	4 miles west and 3 miles south of Loomis, Nebraska or 2 miles east and 6 miles south of Bertrand, Nebraska (Access is provided by an easement trail road extending from gravel C Road.)
TOTAL ACRES:	161.20 tax-assessed acres
PROPERTY DESCRIPTION:	Phelps County Assessor indicates a total of 161.20 tax-assessed acres. The property consists of good-quality hardland pasture, which has good border fencing. Livestock water is provided by a large dam. (Water site located on the property receives water via an underground pipeline from a well located on an adjoining property. There is no guarantee of access to this water.)
REAL ESTATE TAXES:	2025: \$1,182.36
SOILS SUMMARY:	Soils consist primarily of Coly silt loams with lesser amounts of Holdrege, Uly, and Hobbs silt loams. Slopes range from 1-60%.
LIVESTOCK WATER:	Livestock water is provided by a large dam. (Water site located on the property receives water via an underground pipeline from a well located on an adjoining property. There is no guarantee of access to this water.)
FENCING:	Border fencing consists of 5-strand barbed wire on wood posts.



Property Photos



Access Gate



View of the Dam