

LAND FOR SALE



Frontier County Dryland & Pasture

384 ± ACRES * | FRONTIER COUNTY, NEBRASKA

This is a nice combination of excellent dryland and well-watered pasture. It has good access with County Road 741 all along the north side.



Mike Polk



Bruce Dodson, AFM

LISTING AGENTS:

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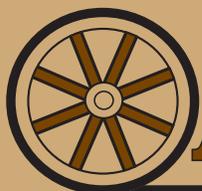
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See Full Online Listing



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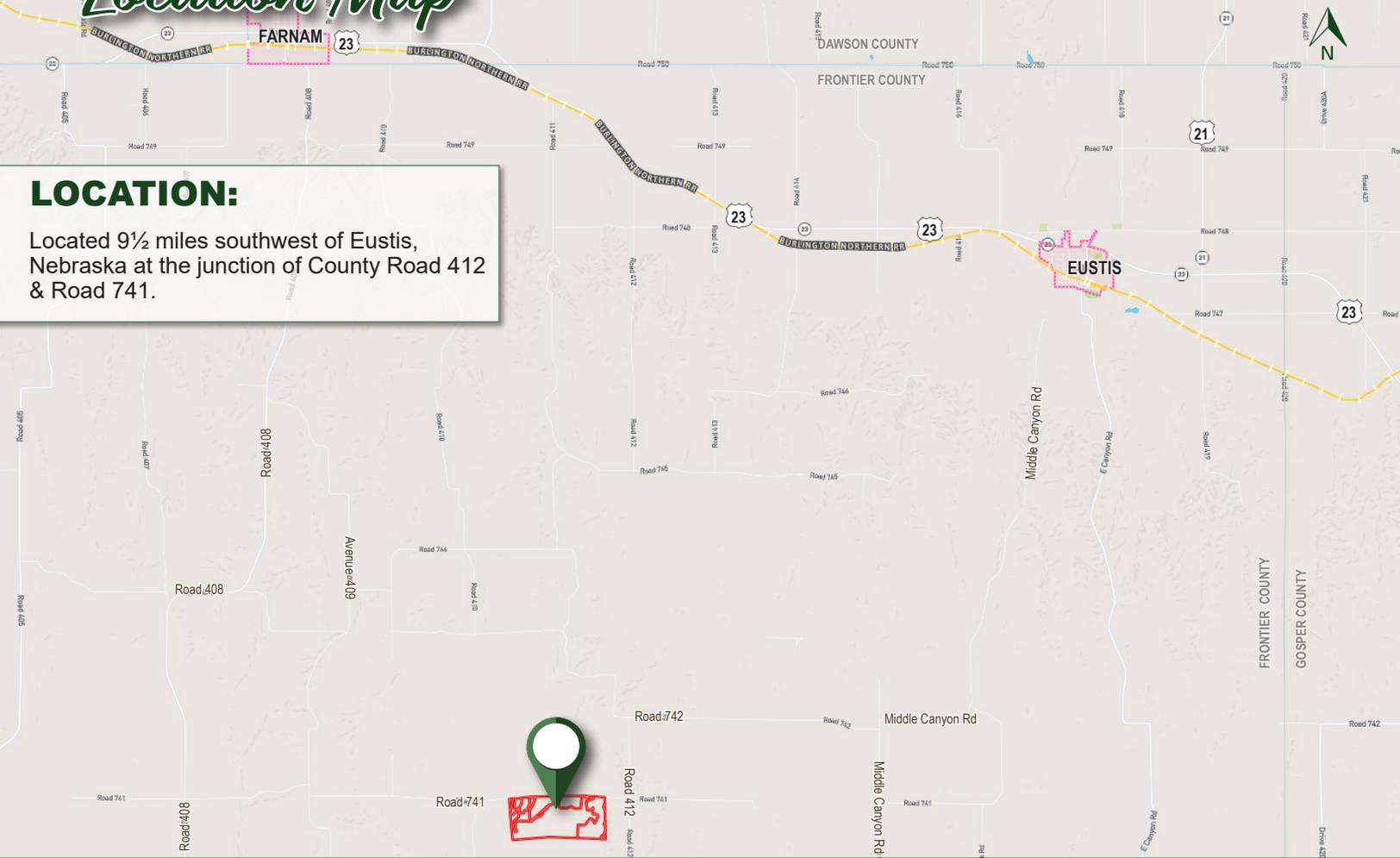
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Location Map

LOCATION:

Located 9½ miles southwest of Eustis, Nebraska at the junction of County Road 412 & Road 741.



Property Details

LEGAL DESCRIPTION:

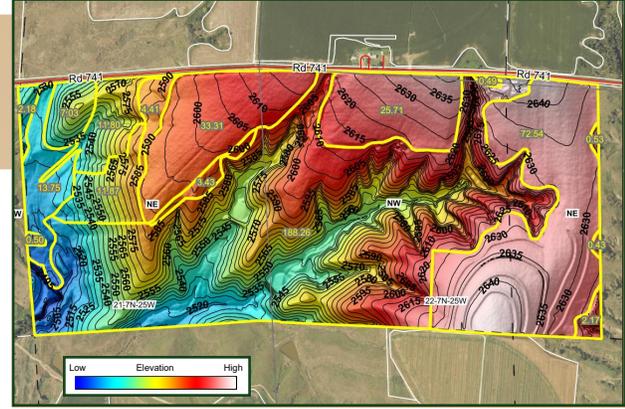
NE¼ Section 21; Pt. NE¼, NW¼ Section 22 all in Township 7 North, Range 25 West of the 6th P.M. in Frontier County, Nebraska.

*** ACRES & TAXES:**

Approximately 384 acres
 Estimated taxes: \$4,529
**Final acres & taxes to be determined with survey*

LAND USE:

158.3 acres	Summer Rangeland
131.6 acres	Dryland
45.7 acres	Upland Hayland
39.9 acres	Winter Range
5.0 acres	Roads
3.5 acres	Old Building Site



WATER RIGHTS:

Three stock dams/pump jack wells.
 One windmill, providing adequate water supply for cattle grazing.

NRD:

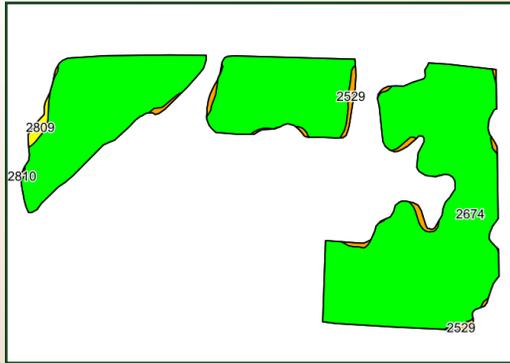
Middle Republican Natural Resources District

FARM SERVICE AGENCY INFO:

To be separated from current combined units of the farm.

PRICE:

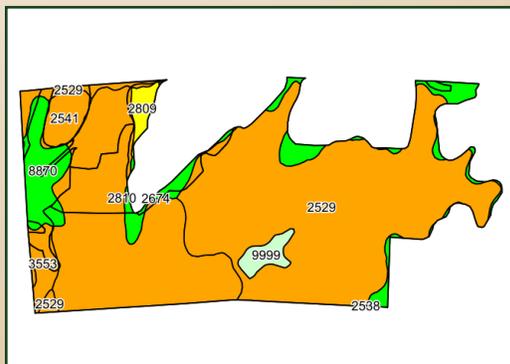
\$825,000



CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
2674	Holdrege silt loam, 1 to 3 perfect slopes, plains and breaks	127.32	96.9%		Ile
2529	Coly & Uly silt loams, 11 to 30 percent slopes	3.22	2.4%		IVe

* Full soils map available on the online listing or ask the listing agent.



RANGELAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*	Range Production	SRPG
2529	Coly & Uly silt loams, 11 to 30 percent slopes	126.24	51.8%		VIe	2780	34
2810	Uly & Coly silt loams, 11 to 30 percent slopes	71.55	29.4%		VIe	2860	46
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	14.13	5.8%		Ile	2983	

* Remainder in class II, IV, and VI soils. Full soils map available on the online listing or ask the listing agent.

Excellent blend of productive dryland and well-watered pasture!

A balanced opportunity for both crop production and grazing. Located southwest of Eustis, NE, with convenient access provided by County Road 741 along the entire north boundary.



Mike Polk



Bruce Dodson, AFM

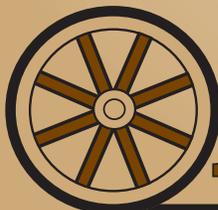
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