

LAND FOR SALE



**ST PAUL FARM WITH DEVELOPMENT POTENTIAL
PARCEL #2
HOWARD COUNTY NEBRASKA**

LOCATION: Farm land located adjacent to the east side of St Paul, Nebraska, with access via Elm and Custer Streets.

LEGAL DESCRIPTION: Lot 13 except 1.93 acre tract, and except a tract containing 4,298.83 sq.ft. in the northwest corner, Section 3-T14N-R10W of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Howard County Assessor indicates a total of 37.9 acres. Farm consists of dry cropland with wooded pasture. (property is considered to have commercial and/or industrial development potential)

FARM SERVICE AGENCY INFORMATION: Total Cropland 12.1 acres
(farm sells without cropland base acres)

SOILS: Soils of both the cropland and pasture consist primarily of Inavale loamy fine sand, with slopes of 0-3%.

REAL ESTATE TAXES: 2013 Real Estate Tax - \$ 449.68

ZONING: Zoned agricultural, however, property is considered to have commercial and/or industrial development potential.

Offered Exclusively By:



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



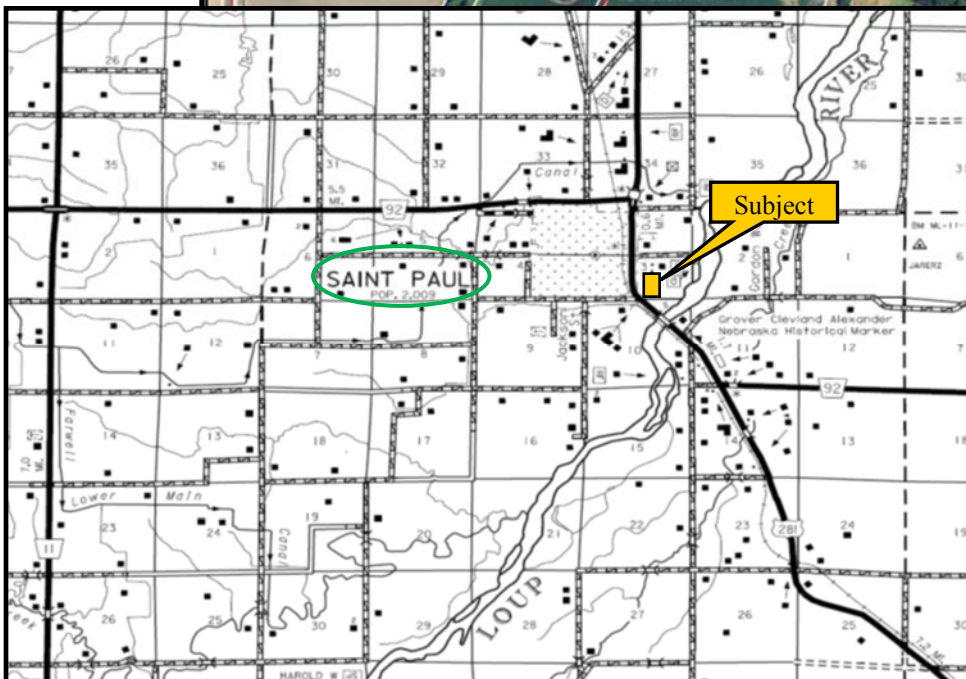
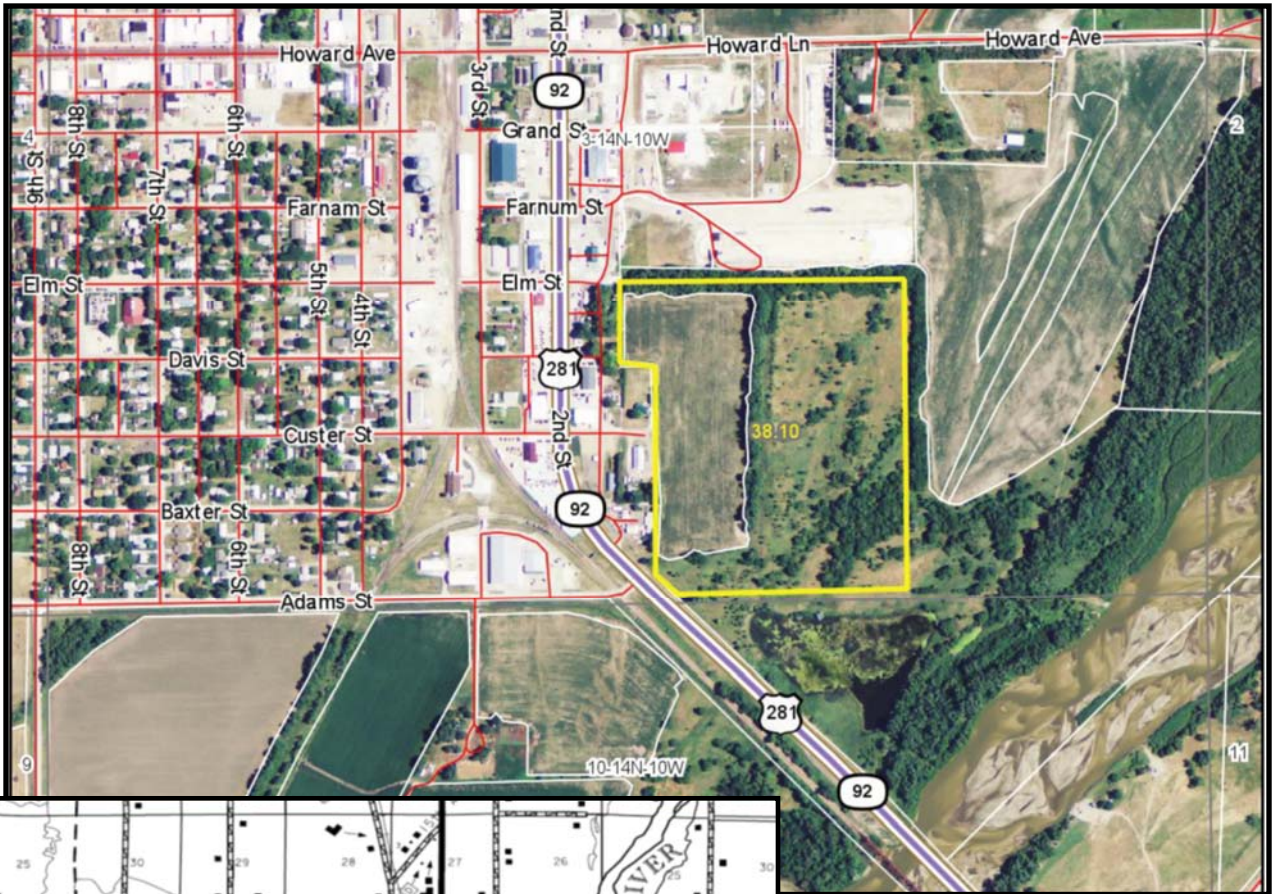
LEASE: Farm sells subject to a 2014 farm lease which terminates February 28, 2015.

LIST PRICES: **\$150,000.00**

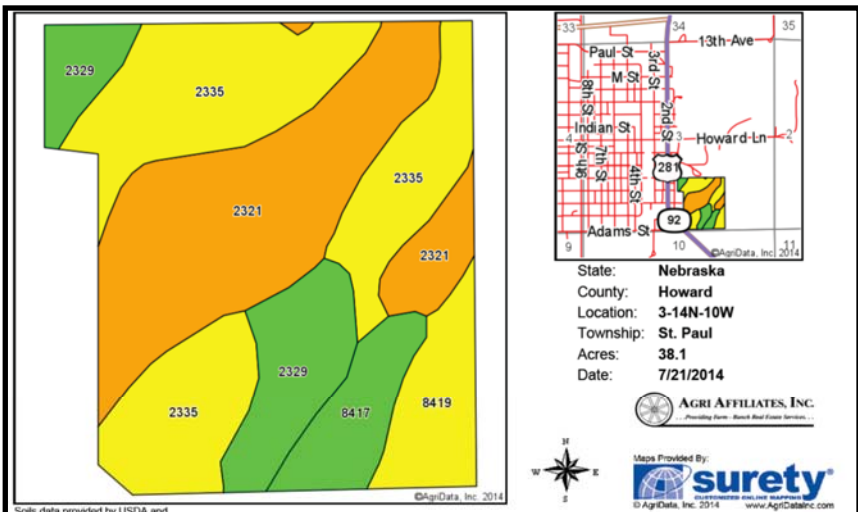
COMMENTS: This is a productive farm with excellent location, which offers agricultural amenity, along with having commercial and/or industrial development potential.

CONTACTS:

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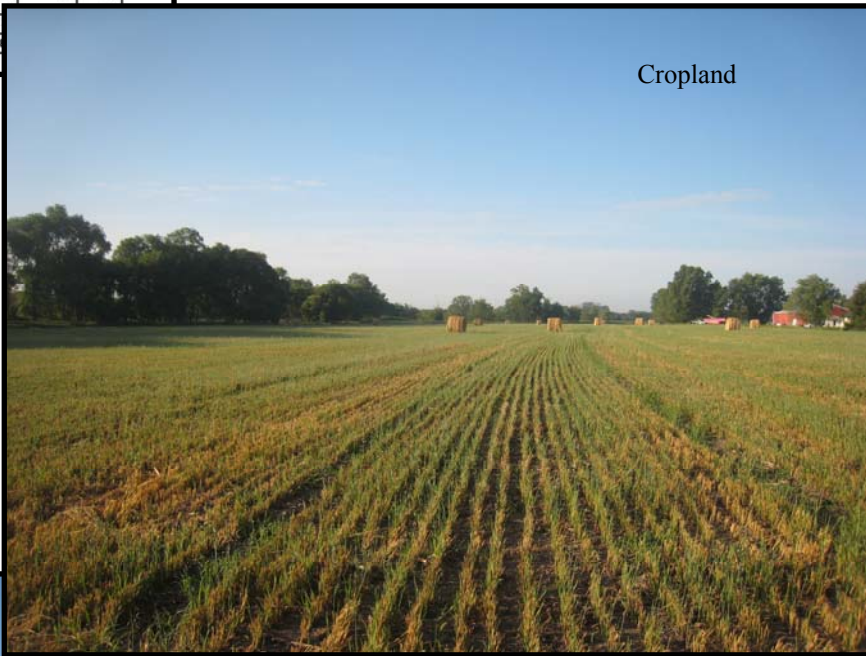
State: **Nebraska**
 County: **Howard**
 Location: **3-14N-10W**
 Township: **St. Paul**
 Acres: **38.1**
 Date: **7/21/2014**

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Maps Provided By:
surety
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Area Symbol: NE093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
2335	Invalo loamy fine sand, 0 to 3 percent slopes	14.37	37.7%		IVe	IIIe	33	1.7	3.6	20	80	23	80	22
2321	Invalo fine sand, 0 to 3 percent slopes	12.84	33.7%		VIIe	IVe	30							
2329	Invalo loam, 0 to 3 percent slopes	5.14	13.5%		IIIs	IIIs	35	1.9	4	24	90	28	88	27
8419	Boel loamy fine sand, rarely flooded	3.03	8.0%		IVw	IVw	25	2.6	3.8	35	85	37	85	28
8417	Boel loam, rarely flooded	2.72	7.1%		IIIw	IIIw	36	2.8	4.2	42	95			
Weighted Average							31.8	1.3	2.5	16.6	85.9	16	16	16



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