

LAND FOR SALE

Fleetwood Farm

POLK COUNTY, NE



Location: 1 1/2 miles west of Osceola, Nebraska on Highway 81/92.

Legal

Description: E1/2 NE1/4 less 132' x 165' tract; and SW1/4 NE1/4 Section 19-T14N-R2W of the 6th P.M., Polk County, Nebraska.

Acres: 117.89 tax assessed acres.

Taxes: 2018 Real Estate Taxes payable in 2019 are \$4,047.02.

Land Use: The property consists of 92.0 acres dry cropland, 12.0 acres grass / hayland and 11.49 acres as grass & trees. The balance of acres in roads.

FSA Info: Base acres: Corn 63.3 acres with PLC yield of 124 bu/acre , Soybeans 31.0 acres with PLC yield of 42 bu/acre.

Soils: Soils consist mainly of Coly soils, Hastings silt loam, and Hobbs silt loam, with lesser amounts of Uly silt loam.

Price: \$615,000.00

Comments: A good quality, productive farm with highway frontage.

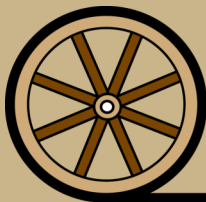
Contact: **Bryan Danburg; Listing Agent 308-380-3488 or bryan@agriaffiliates.com**
Bart Woodward, Broker; Kent Richter, Sales Associate.



Bryan Danburg,
Listing Agent

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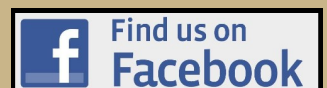
KEARNEY OFFICE

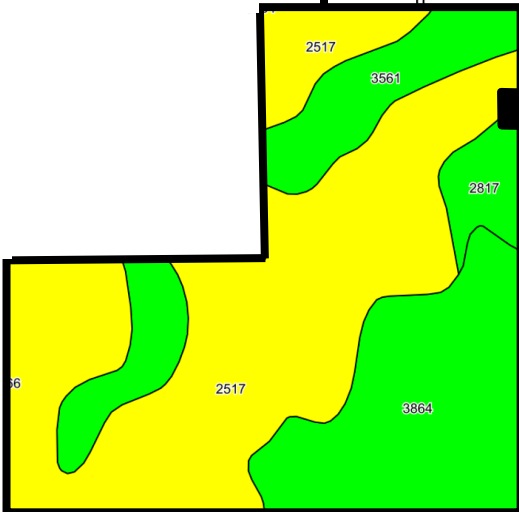
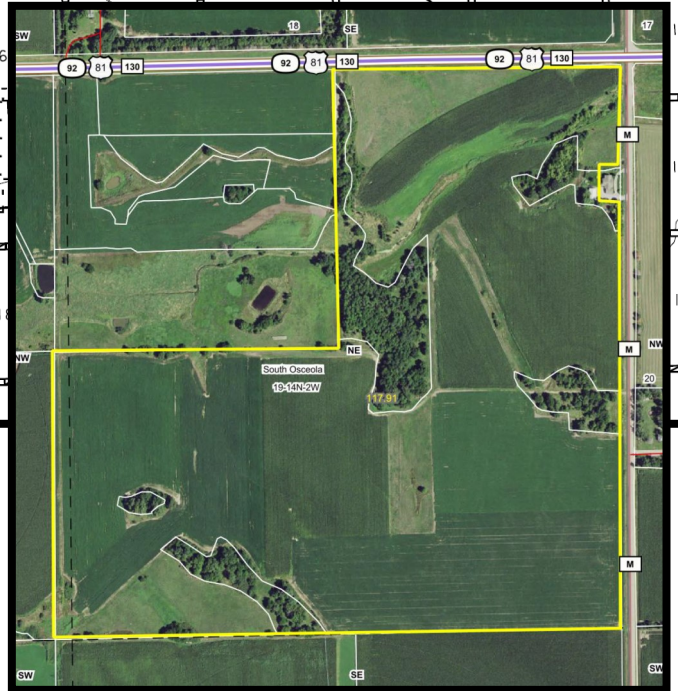
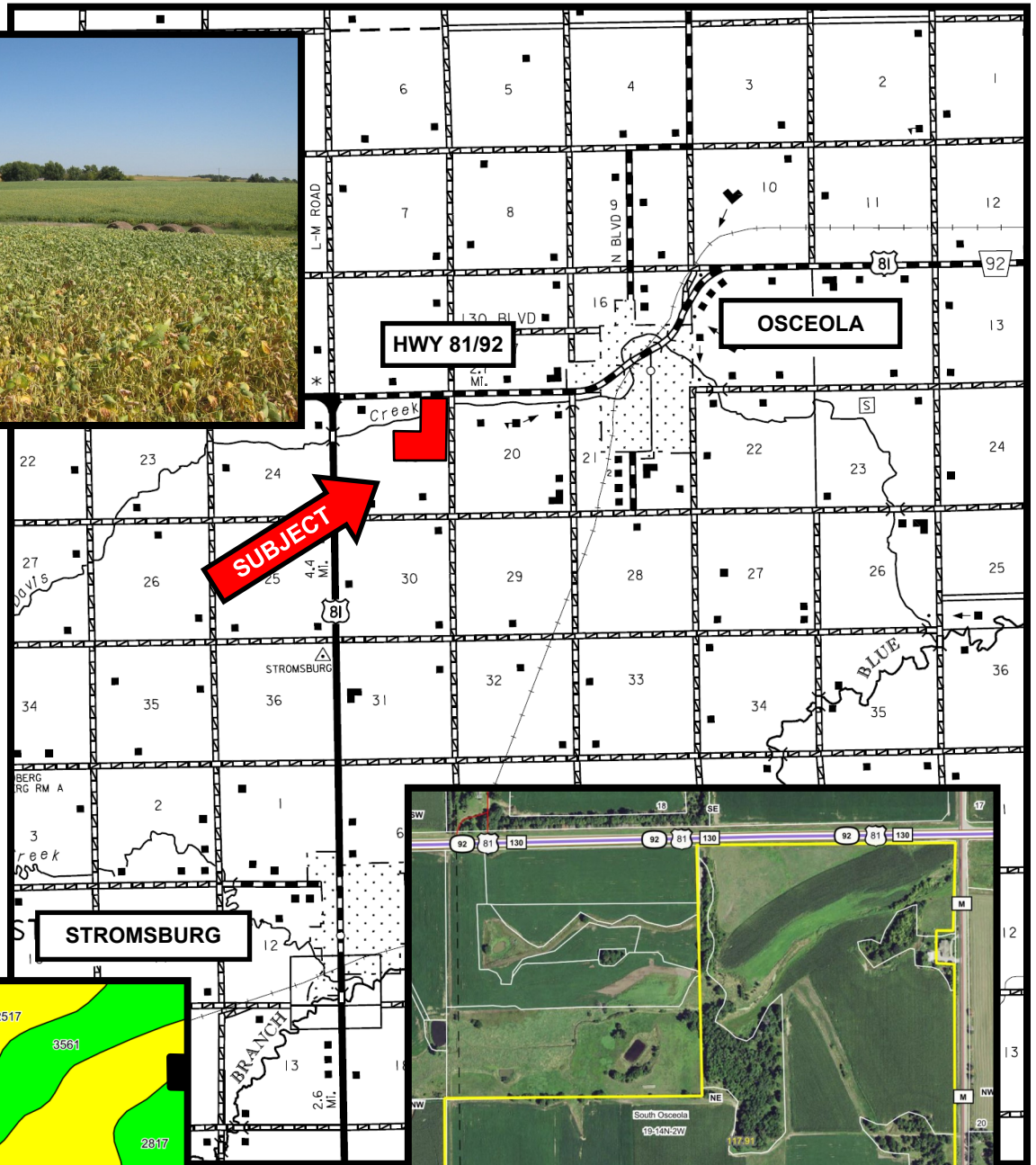
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
2517	Coly soils, 6 to 11 percent slopes, severely eroded	66.07	56.0%		IVe
3864	Hastings silt loam, 0 to 1 percent slopes	29.19	24.8%		Iw
3561	Hobbs silt loam, occasionally flooded	17.84	15.1%		IIw
2817	Uly silt loam, 3 to 6 percent slopes	4.81	4.1%		IIIe



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