

LAND FOR SALE

SHERMAN COUNTY PASTURE



- LOCATION:** 1-1/2 miles northeast of Hazard on State Highway 10 or 10 miles south and 3 miles west of Loup City
- LEGAL DESCRIPTION:** All of Section 9, T13N-R15W of the 6th P.M., Sherman County, Nebraska
- PROPERTY DESCRIPTION:** Sherman County Assessor indicates a total of 628.98 tax-assessed acres. Property consists entirely of hardland pasture, with good fencing and excellent livestock water availability.
- IMPROVEMENTS:** A nice set of corrals is located in the southern portion of the property near Highway 10.
- LIVESTOCK WATER:** Livestock water is provided by four dams, a windmill, and a well equipped with an electric submersible servicing five water sites.
- SOILS:** Soils consist primarily of Uly and Coly silt loams with lesser amounts of Hord and Hobbs silt loams. Slopes range from 0-30%.
- TAXES:** 2022 Real Estate Taxes: \$11,259.42
- LIST PRICE:** **\$1,478,100**
- COMMENTS:** Productive range with excellent access and location. Border and cross fencing are in very good condition with property divided into four pastures. Grazing properties of this quality rarely come on the market.
- CONTACT:** **Bart Woodward, Listing Agent/Broker**
Bryan Danburg, Mike Wilken, & Kent Richter



Bart Woodward
Listing Agent
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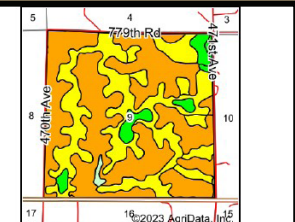
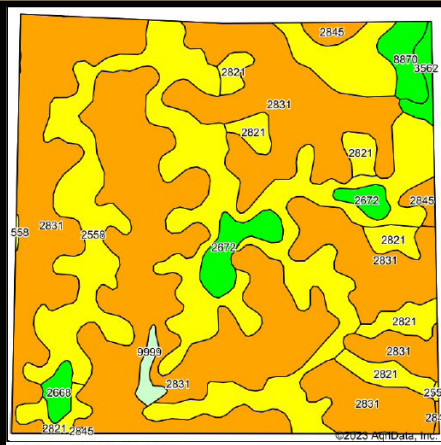
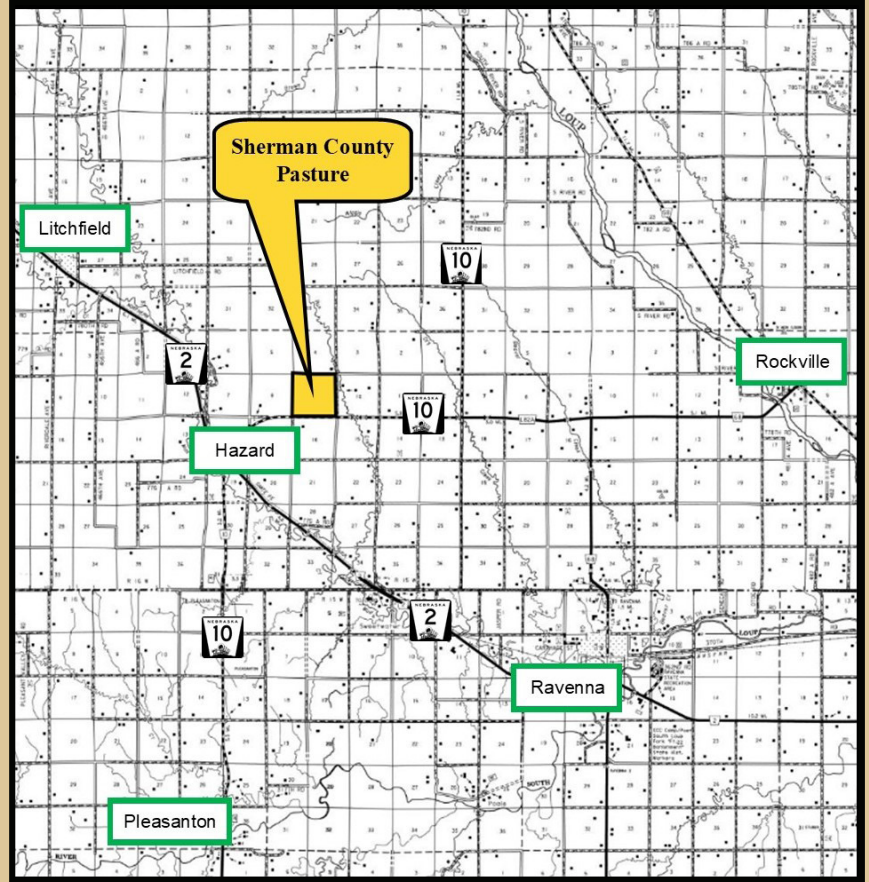
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

Big enough to serve you; small enough to know you.



AGRI AFFILIATES, INC.



State: **Nebraska**
 County: **Sherman**
 Location: **9-13N-15W**
 Township: **Harrison**
 Acres: **628.98**
 Date: **1/11/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE163, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	Irr Class 'e	% NCCPI Corn	% NCCPI Soybeans
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	356.91	56.7%			Vle	I/e	36	48
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	188.81	30.0%			I/e	I/e	42	60
2821	Uly silt loam, 6 to 11 percent slopes, eroded	36.78	5.8%			I/e	I/e	43	62
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	15.77	2.5%			Ille	Ille	47	63
8870	Hord silt loam, 1 to 3 percent slopes	9.34	1.5%			Ille	Ille	52	72
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	7.96	1.3%			Vle	I/e	41	58
3562	Hobbs silt loam, occasionally flooded, cool	4.87	0.8%			Ilw	Ilw	55	73
2668	Holdrege silt loam, 1 to 3 percent slopes	4.70	0.7%			Ille	Ille	51	75
5999	Water	3.84	0.6%						
				Weighted Average				% 38.8	% 53.4

ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method
^e: Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
^w: Irr Class weighted average cannot be calculated on the current soils data due to missing data.
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