

# LAND FOR SALE

## Hansen Dry Cropland

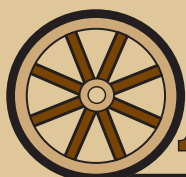
- LOCATION:** 5 miles south and 2-1/2 miles east of Minden on F Road.
- LEGAL DESCRIPTION:** W1/2 SE1/4 Section 4, T5N-R14W of the 6th P.M., Kearney County, Nebraska
- PROPERTY DESCRIPTION:** Kearney County Assessor indicates a total of 79.13 tax-assessed acres. The farm consists entirely of dry cropland.
- FARM SERVICE AGENCY INFORMATION:** Total cropland: 79.01 acres  
Govt. Feed Grain Base: Wheat 6.63 with PLC Yield of 44.00 bu/acre  
Corn 50.44 acres with PLC Yield of 185.00 bu/acre  
Soybeans 18.79 acres with PLC Yield of 54.00 bu/acre  
All cropland is considered non-highly erodible by the NRCS.
- SOILS:** Soils consist of Class II and III Holdrege, Hobbs, and Detroit silt loams with slopes of 0-7%.
- TAXES:** 2022 Real Estate Taxes: \$2,581.42
- LIST PRICE:** \$458,200
- COMMENTS:** The farm sells subject to a 2023 cash farm lease.
- CONTACT:** **Bart Woodward, Listing Agent/Broker**  
Bryan Danburg, Mike Wilken, & Kent Richter, Sales



Bart Woodward  
Listing Agent  
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**KEARNEY OFFICE**  
**308-234-4969**  
2418 Hwy 30 E  
PO Box 1390  
Kearney, NE 68848

*Don't miss this opportunity to acquire productive dry cropland  
in a strong farming community!*



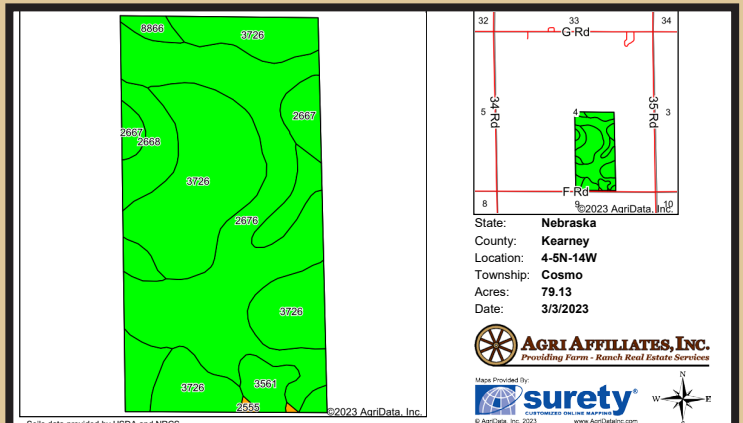
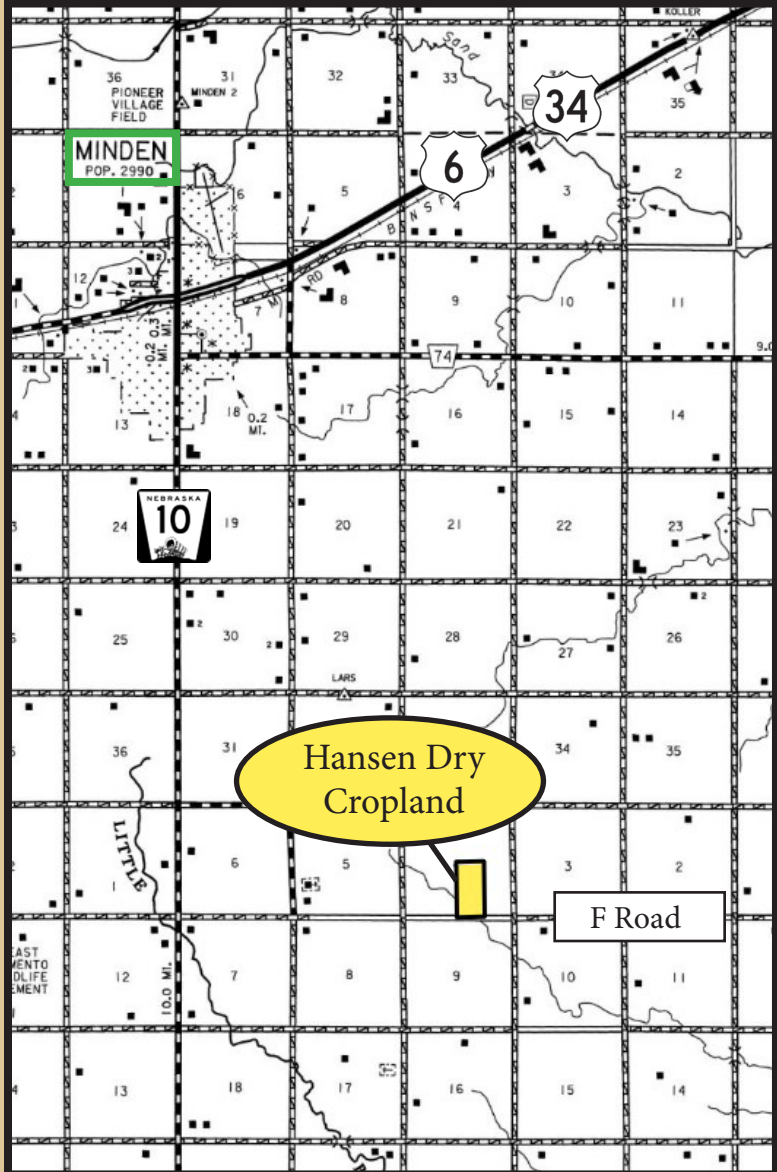
*Offered Exclusively by:*

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but 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.*



Area Symbol: NE099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	°n NCCPI Corn	°n NCCPI Soybeans
3726	Detroit silt loam, 0 to 1 percent slopes	33.69	42.6%		llc	lw	59	68
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	30.55	38.6%		llle	llle	48	69
2668	Holdrege silt loam, 1 to 3 percent slopes	7.78	9.8%		lle	lle	60	79
2667	Holdrege silt loam, 0 to 1 percent slopes	3.40	4.3%		lle	lw	60	80
3561	Hobbs silt loam, occasionally flooded	2.38	3.0%		llw	llw	65	80
8866	Hord silt loam, 0 to 1 percent slopes, warm	1.10	1.4%		llc	le	62	79
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	0.23	0.3%		Vle		40	56
				<b>Weighted Average</b>	<b>2.40</b>	<b>*</b>	<b>°n 55.1</b>	<b>°n 69.6</b>

\*n: The aggregation method is "Weighted Average using all components"  
 °c: Using Capabilities Class Dominant Condition Aggregation Method  
 °: Irr Class weighted average cannot be calculated on the current soils data due to missing data.  
 Soils data provided by USDA and NRCS.

*79.13 acres of productive dry cropland!*



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