

LAND FOR SALE

28 ± Acres Colfax Co. Farm

TRACT 1: 28 ± Acre Farm

LEGAL: A tract in NE¼ NE¼ Section 28, Township 17 North, Range 3 East of the 6th P.M. Colfax Co, NE

PROPERTY: This property gives you the feel of county but not to far from town. **It has CRP, Lost Creek and a Pond!**

LAND: 28± acres, 2.91 cropland acres, 21.52 ± CRP Acres (assessor records)

FSA Data: 11.81 CRP acres Payment \$247.82/a expires 2023
4.2 ± CRP acres Payment \$171.33/a expires 2023
5.51 CRP acres Payment \$237.42/a expires 2026

TAXES: 2019 taxes = \$ 1,796.80

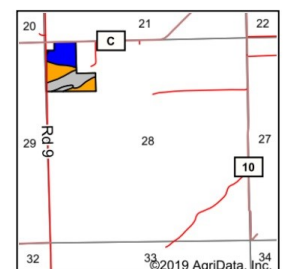
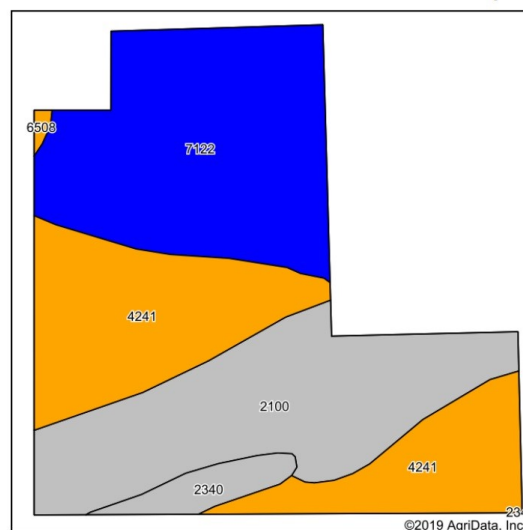
POSSESSION: Full possession closing. Subject to Wetland Easement & CRP contract.

LOCATION: This farm is located 2 miles West and 2 miles South of Schuyler. (c & 9)

Asking Price: \$ 160,000.00



Soils Map



State: Nebraska
County: Colfax
Location: 28-17N-3E
Township: Schuyler
Acres: 28
Date: 12/17/2019

LAND MARK
Management & Realty, Inc.
Farm Residential Commercial
www.NebraskaLandCompany.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class	SRPG	*n NCCPI Soybeans	
7122	Eudora loam, rarely flooded	9.59	34.2%		I	I	68	66	
4241	Ord fine sandy loam, occasionally flooded	9.00	32.1%		IIw	IIw	21	35	
2100	Boel fine sandy loam, occasionally flooded	8.34	29.8%		IIIw	IIIw	29	31	
2340	Inavale loamy fine sand, 2 to 9 percent slopes, rarely flooded	0.98	3.5%		Vle	IVe	33	25	
6508	Blendon fine sandy loam, 0 to 2 percent slopes	0.09	0.3%		IIIs	IIe	55	55	
Weighted Average								40	*n 44.1

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Information herein believed to be accurate, but not warranted. Final FSA Base information will be determined by FSA.

LAND MARK
Management & Realty, Inc.

Teresa Marshall - Owner

Agent: Chris Langemeier

800-581-2494

NebraskaLandCompany.com

landmarklandpro@gmail.com