

# LAND FOR SALE

## 80 ± Acres Butler Co. Farm

### **TRACT 1:** 80 ± Acre Farm

**LEGAL:** E ½ SW ¼ Section 12, Township 15 North, Range 4 East of the 6th P.M. Butler Co, NE

**PROPERTY:** This is productive gentle rolling dryland farm ground.

**LAND:** 80± acres Cropland, 78 cropland acres, (assessor records)

**FSA Data:** 78 ± Crop acres      Corn 35.29 Acres 139 Bushel PLC yield  
Soybeans 30.58 Acres 40 Bushel PLC yield

The seller to survey the East boundary line.

**TAXES:** 2018 taxes = \$ 3,974.52

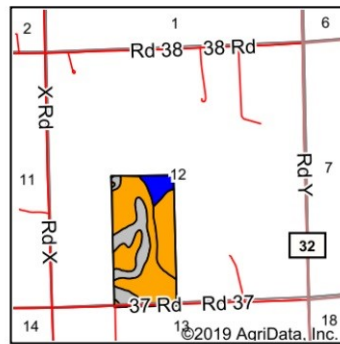
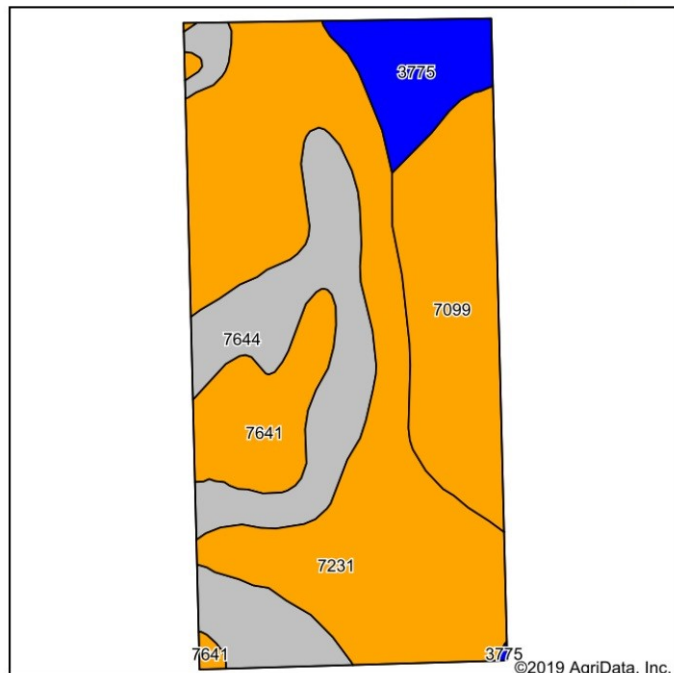
**POSSESSION:** Full possession March 1, 2020

**LOCATION:** This farm is located just two miles East of Bruno, NE on 37th Road.

**Asking Price:** \$ 576,000.00



Soils Map



State: **Nebraska**  
County: **Butler**  
Location: **12-15N-4E**  
Township: **Skull Creek**  
Acres: **80**  
Date: **10/28/2019**

**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 *c	SRPG	*n NCCPI Soybeans
7231	Judson silt loam, 2 to 6 percent slopes	34.96	43.7%		IIe		77	68
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	17.59	22.0%		IIIe	IVe	66	53
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.45	18.1%		IIW	IIW	50	67
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	7.09	8.9%		IIe	IIIe	72	53
3775	Muir silt loam, rarely flooded	5.91	7.4%		IW	IW	75	82
Weighted Average							69.1	*n 64.2

\*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.

**Hanis Family Trust - Owner**

**Agent: Chris Langemeier**

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