

FOR SALE!

160 Acres+/- Clarkson, NE

This is a very productive dryland farm. The farm has been well maintained and erosion control practices have been put into place. There is a small pasture located in the center of the bottom ground. Additional cropland acres could be added from the pasture area.

Immediate possession is available and the current owner would be interested in renting the ground from the new owner. This is a great area of very productive land all around the area.

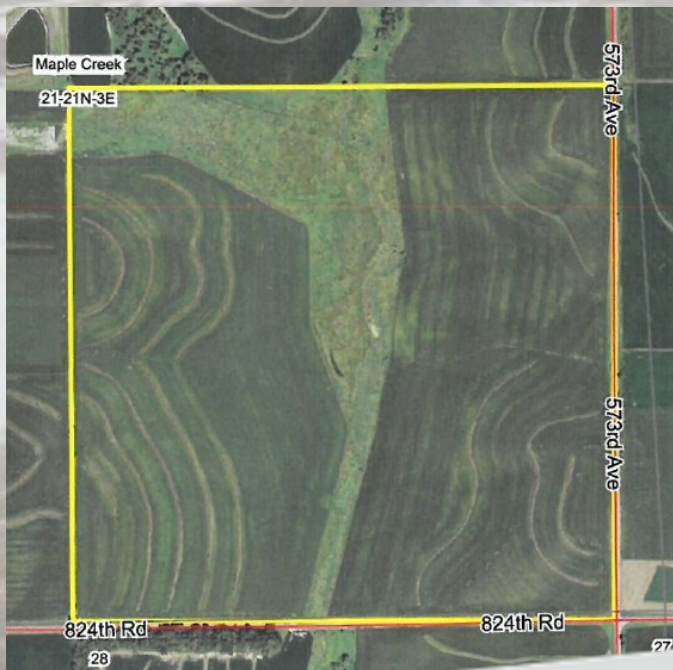
FSA data for 2017 crop year:

Farm Land: 158.15 Crop Land: 128.85

DCP Crop Land: 128.95 CRP: 0.0

	Base Acres	PLC Yield
Corn	63.43	134
Soybeans	49.74	38

Tract contains a wetland or farmed wetland.



Contact us today!



DON KRACKE 402-432-3462
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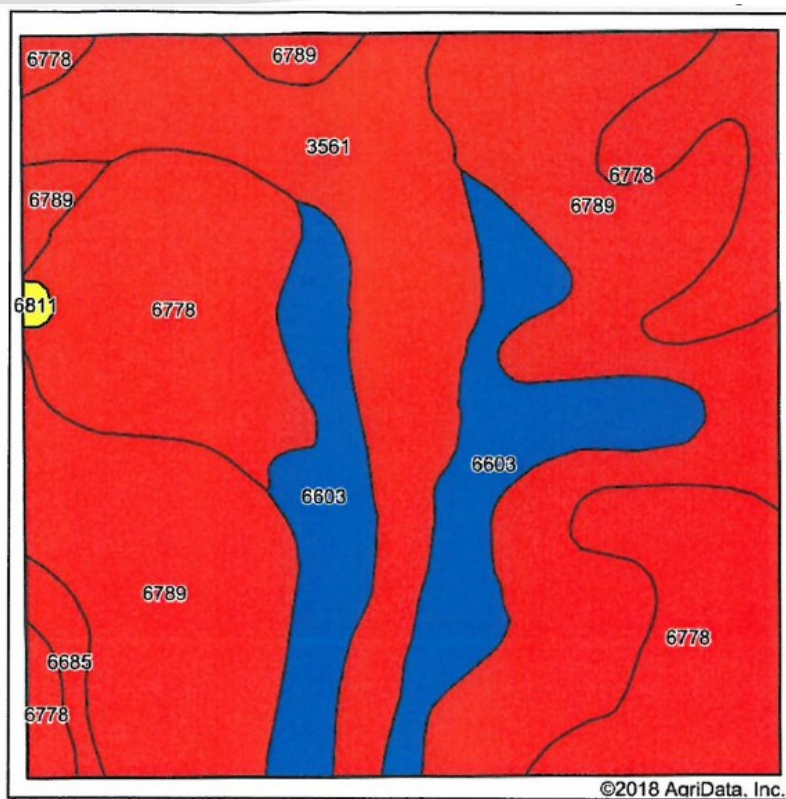
If you have a brokerage relationship with another agency, this is not intended as a solicitation. All Information deemed reliable but not guaranteed. Each office is independently owned and operated.

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Selling Price: \$960,000

2017 RE Taxes: \$7,609.62



Soils data provided by USDA and NRCS.

Area Symbol: NE167, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	SRPG
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	59.73	37.5%		IVe		48	51
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	43.98	27.6%		IIIe	IVe	0	57
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	28.84	18.1%		IIw	IIw	0	69
6603	Alcester silty clay loam, 2 to 6 percent slopes	24.41	15.3%		Ile	IIIe	90	73
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	1.97	1.2%		IIIe	IIIe	0	55
6811	Moody silty clay loam, 2 to 6 percent slopes	0.33	0.2%		Ile	IIIe	67	74
Weighted Average							31.9	59.4

Are you or someone you know looking for a property like this? Donald Kracke is an Accredited Land Consultant ALC working with agricultural clients throughout the United States. We are licensed in Iowa, Kansas, Missouri, Nebraska and South Dakota.

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