

# LAND FOR SALE



## Spring-Fed Creek Farm & Recreation

**Location:**

5 miles west of Wilber, Nebraska on Highway 41, then ¾ mile north on the east side of Road 1700. Located in central Saline County, Nebraska; an easy drive from Lincoln or Omaha.

**Legal**

**Description:**

The South Half of the North Half of the Northwest Quarter (S½ N½ NW¼) of Section Fourteen (14), Township Six (6) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska [40.00 tax-assessed acres].

**Comments:**

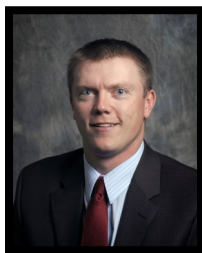
A perfect combination of row crop, CRP, mature trees and spring-fed creek; providing excellent wildlife habitat, recreational opportunities, or a great build site.

**Price:**

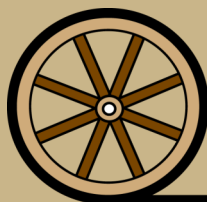
**\$225,000.00**

**Contact:**

**Adam D. Pavelka,**  
**Listing Agent**  
(402)984-7744  
adam@agriaffiliates.com



*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

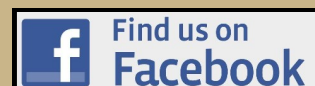
**HASTINGS OFFICE**

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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.



## Natural

### Resource District:

Lower Big Blue Natural Resource District.

### Soils:

Primarily Longford silty clay loam with slopes ranging from 7-11%, Muir silt loam, and Crete silty clay loam with slopes ranging from 3-7%.

### CRP Contract Information:

CRP contract expiring **09/30/2021**. Annual contract payment: **\$1,256.00**. CRP Acres: **12.63**.

### Taxes:

2019 Taxes—\$1,789.50

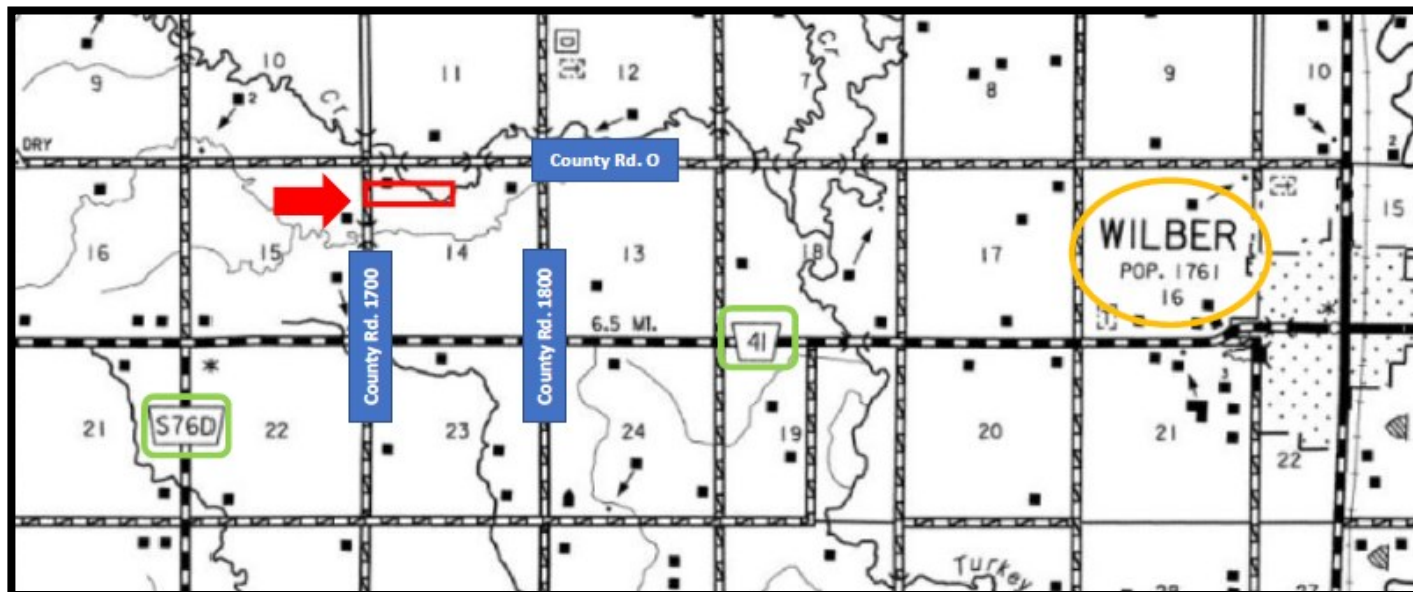
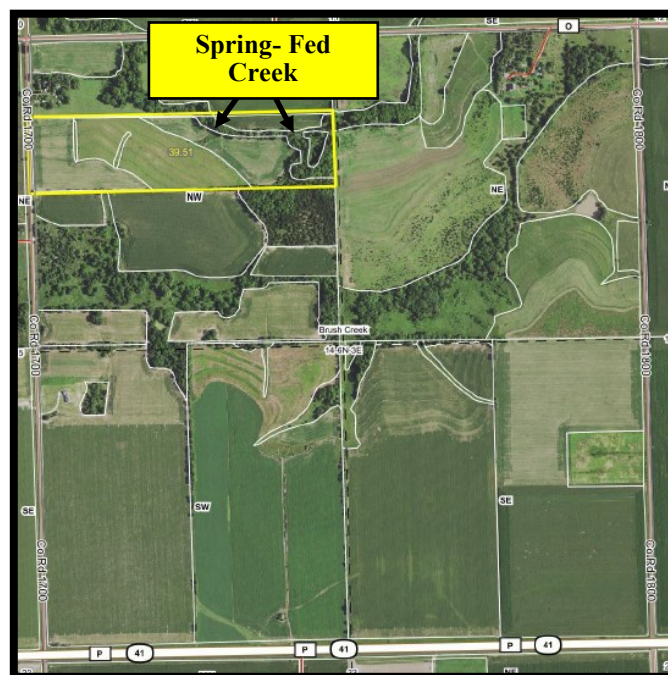
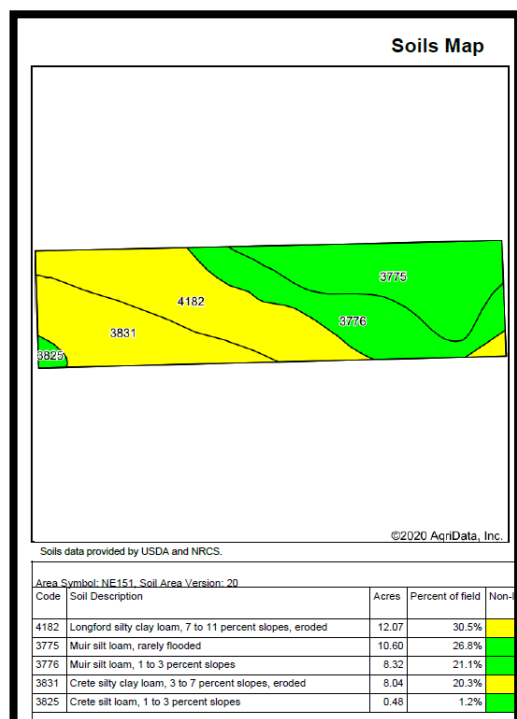
### FSA Information:

Total Farmland:  
Government Base Acres:

37.21 acres  
Wheat — 5.24  
Corn — 6.23  
Gr. Sorg. — 1.85  
Soybeans — 6.24

Total Cropland:  
PLC Yields:

32.51 acres  
Wheat — 37  
Corn — 124  
Gr. Sorg. — 92  
Soybeans — 37



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