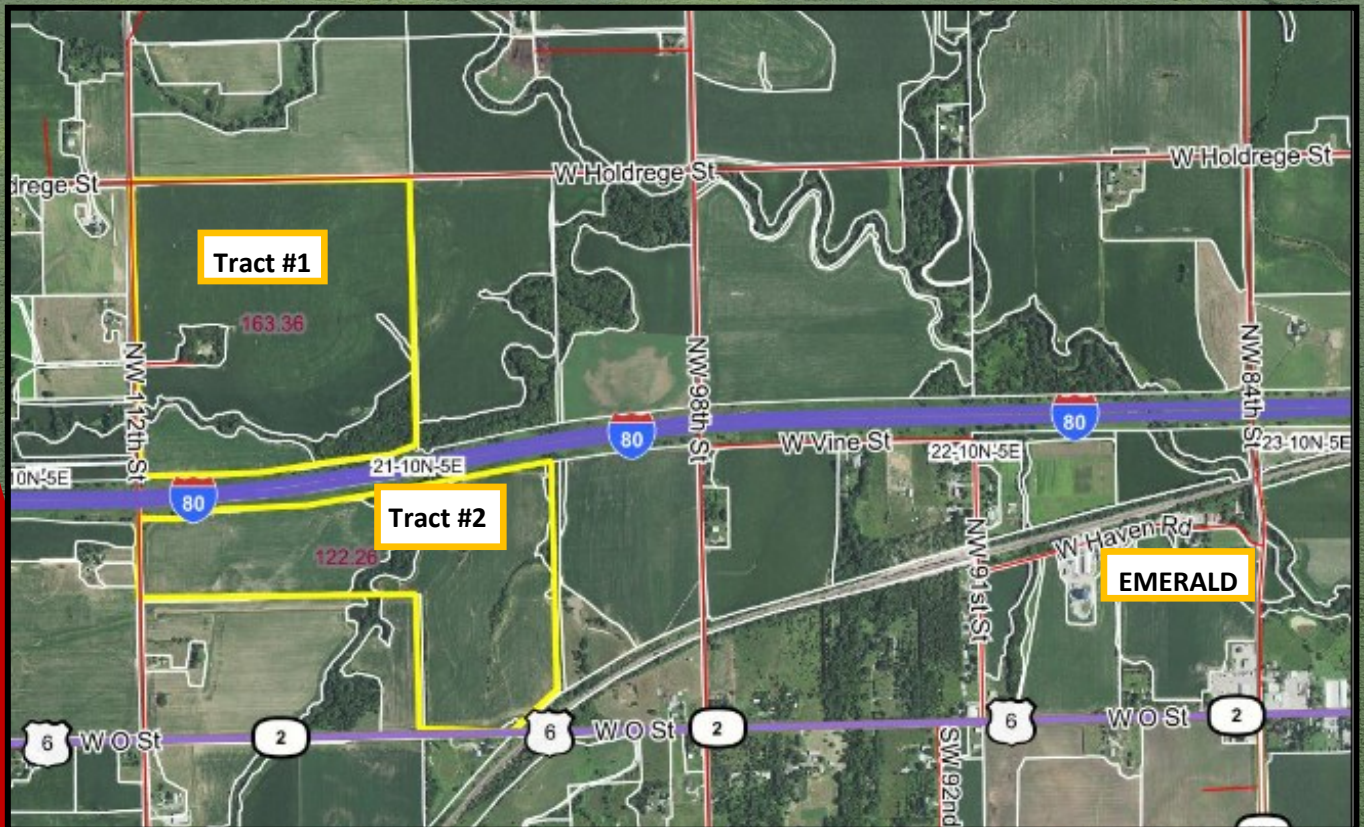


LAND FOR SALE

LANCASTER COUNTY, NE

TRACT #1 - 163.36+/- ACRES
TRACT #2 - 122.26+/- ACRES



Dan Theilen
Sales Associate - Land Manager
3501 Plantation Drive, Suite 100
Lincoln, NE 68516
402-434-4496 or 402-480-0099
Dan.Theilen@ufarm.com

Opportunity to purchase productive non-irrigated cropland for use in a traditional row crop operation and/or potential development. Tracts are located just a short distance from a major grain and crop inputs facility in a great community right outside of west Lincoln. Tract #1 includes an acreage site with a manufactured home.

TRACT #1 - \$1,960,320

LOCATION: From Emerald, Nebraska, go 2 miles west on West O Street to NW 112th Street. Then go $\frac{3}{4}$ of a mile north and the farm is on the east side of the road.

LEGAL: Lots 15 & 16 of the Northwest Quarter (NW4) in Section Twenty-One (21), Township Ten (10), Range Five (5) and Lot 19 of the Southwest Quarter (SW4) in Section Twenty-One (21), Township Ten (10), Range Five (5) all East of the 6th PM Lancaster County, Nebraska.

SIZE: 163.36+/- assessed acres

FSA INFORMATION: 141.51 Cropland Acres

SOILS: Primarily Wymore silty clay loam, Aksarben silty clay loam, Kennebec silt loam, Nodaway silt loam and several other soil types for the remainder of the soil classes. Class I - VI soil ratings.

ACREAGE SITE: 1998 doublewide manufactured home (27x40) with 3 bedrooms and 2 bathrooms. Farm utility building built in 2015 with 720 sq feet. Home is currently used as a rental property.

2023 REAL ESTATE TAXES: \$9,641.52 (2024 real estate taxes will be prorated at closing and split between buyer and sellers.)

POSSESSION: Farm lease is in place for the 2024 crop season which expires December 31, 2024.



TRACT #2 - \$1,467,120

LOCATION: From Emerald, Nebraska, go 1.5 miles west on West O Street where 70.77 acres are located on the north side of the road. From the intersection of NW 112th Street and West O Street go 1/3 of a mile north where 51.48 acres of the tract are located on the east side of the road along the south side of Interstate 80.

LEGAL: Lots 11 and 22 of the Southeast Quarter (SE/4) and North of West (NOW) Lot 17 of the Southwest Quarter (SW4) in Section Twenty-One (21), Township Ten (10), Range Five (5), East of the 6th P.M. Lancaster, Nebraska

SIZE: 122.26+/- assessed acres

FSA INFORMATION: 104.00+/- Cropland Acres

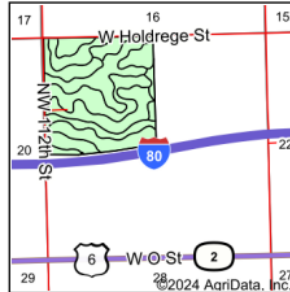
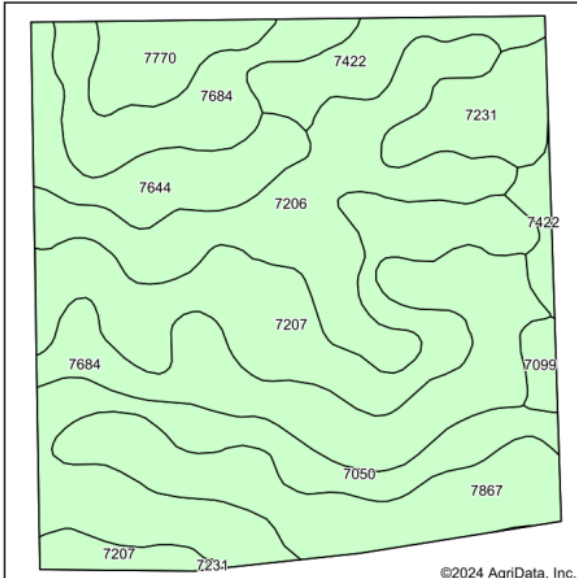
SOILS: Primarily Yutan silty clay loam, Aksarben silty clay loam, Morrill clay loam, Kennebec silt loam and several other soil types for the remainder of the soil classes. Class I - VI soil ratings.

2023 REAL ESTATE TAXES: \$5,619.14 (2024 real estate taxes will be prorated at closing and split between buyer and sellers.)

POSSESSION: Farm lease is in place for the 2024 crop season which expires December 31, 2024.



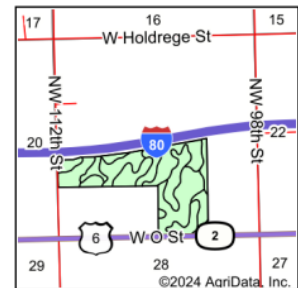
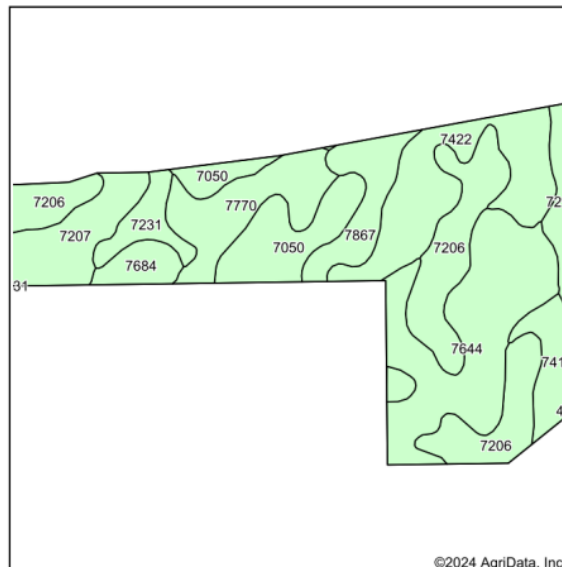
Tract #1 Soils Map



State: **Nebraska**
 County: **Lancaster**
 Location: **21-10N-5E**
 Township: **Middle Creek**
 Acres: **163.36**
 Date: **4/30/2024**



Tract #2 Soils Map



State: **Nebraska**
 County: **Lancaster**
 Location: **21-10N-5E**
 Township: **Middle Creek**
 Acres: **122.26**
 Date: **4/30/2024**

