

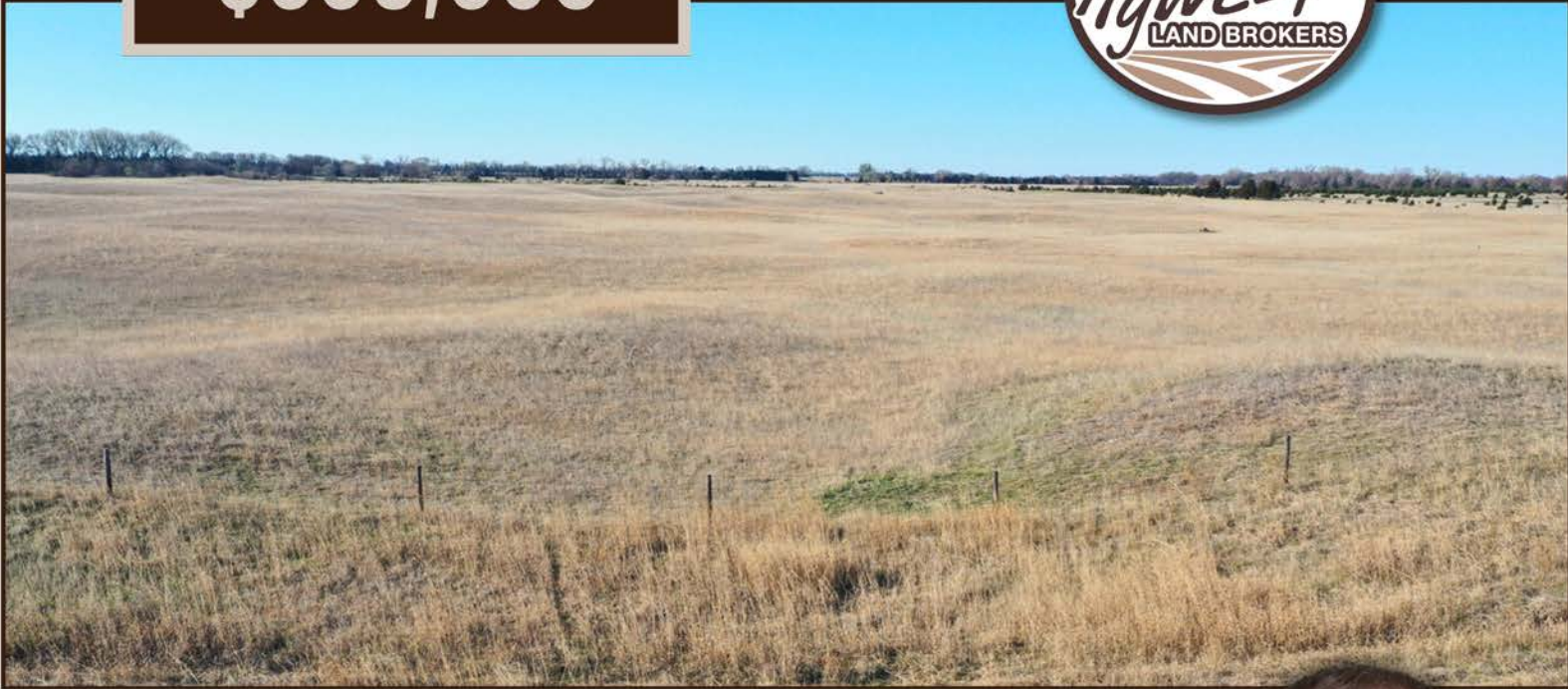
# FOR SALE

288.69 +/- ACRE

# PASTURE

NANCE COUNTY, NEBRASKA

OFFERED AT  
**\$995,980**



With the current high cattle prices, here is an excellent piece of pasture that can comfortably support approximately 50 pairs and bulls during the grazing season. The robust grass promotes impressive weight gains for calves weaned in the fall. If you're in the livestock industry and looking to expand your herd, take advantage of this opportunity!



**KRAIG URKOSKI**

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**TOTAL ACRES (PER ASSESSOR) -** 288.69 +/-  
Grassland Acres: 288 +/- • Other Acres: 0.69 +/-

**LEGAL DESCRIPTION**

Southeast Quarter of section 6, Township 15 North,  
Range 5 West & Southwest Quarter of Section 5,  
Township 15 North, Range 5 West

**PROPERTY TAXES -** \$4,445.96

**CATTLE EQUIPMENT -** Water well casing

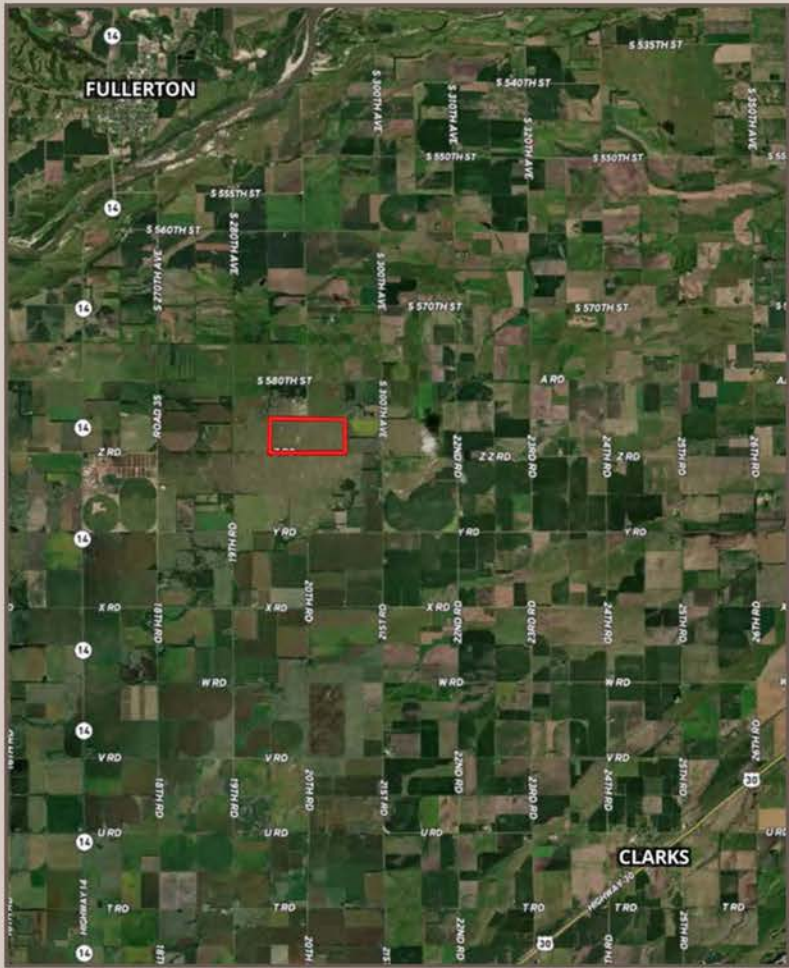
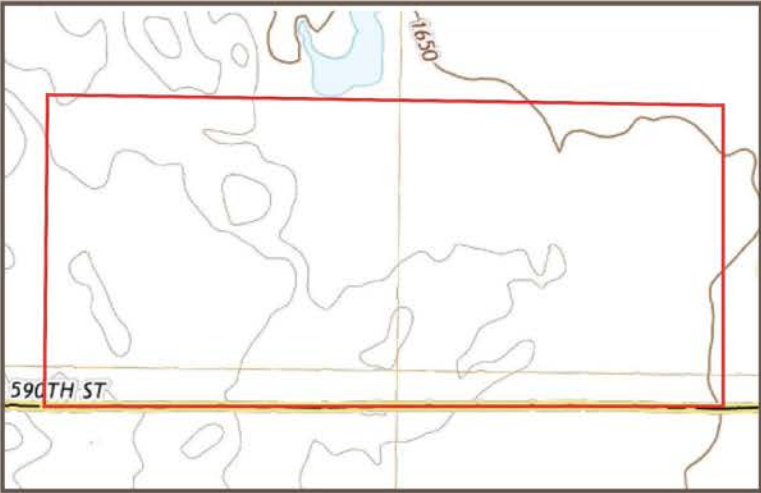
**FENCES -** Barbed wire fence in good condition

**LEASE -** There is a lease on the grass for the 2025 season.

\*All mineral rights owned by seller, if any, to convey to buyer.

**PROPERTY DIRECTIONS**

Take Highway 14 south out of Fullerton, Nebraska, approximately 3 miles to 580th Road. Turn east and go 4 miles to South 300th Avenue. Turn and go 1 mile south to 590th Road. Turn west and go 1/2 mile on the minimum maintenance road. The entrance to the property is to the northwest.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4791	Valentine fine sand, 3 to 9 percent slopes	259.47	89.17	0	23	6e
6700	Thurman loamy fine sand, 0 to 2 percent slopes	25.97	8.93	0	40	3e
4790	Valentine fine sand, 3 to 17 percent slopes, eroded	3.57	1.23	0	20	6e
6704	Thurman loamy fine sand, 2 to 6 percent slopes, eroded	1.93	0.66	0	36	4e
6702	Thurman loamy fine sand, 1 to 3 percent slopes, eroded	0.02	0.01	0	37	3e
TOTALS		290.96(*)	100%	-	24.57	5.72

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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