



LAND FOR SALE
 WE ARE PLEASED TO PRESENT

160 Acres, m/l - Madison County, Nebraska

LOCATION: From Newman Grove: Go 1½ miles west on Burrows Ave. to 535th Ave., then north on 535th Ave. 3½ miles. Property lies on the southwest corner at the intersection of 535th Ave. and 826th Rd.

LEGAL DESCRIPTION: NE¼ Section 18, Township 21 North, Range 4 West (Shell Creek Twp.)

PRICE AND TERMS:

- \$1,040,000 or \$6,500/Acre
- 10% down, balance due in cash at closing.

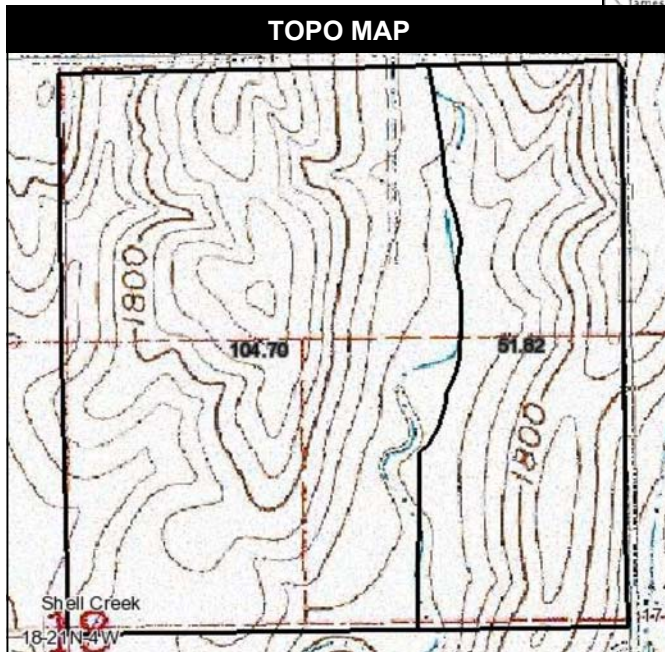
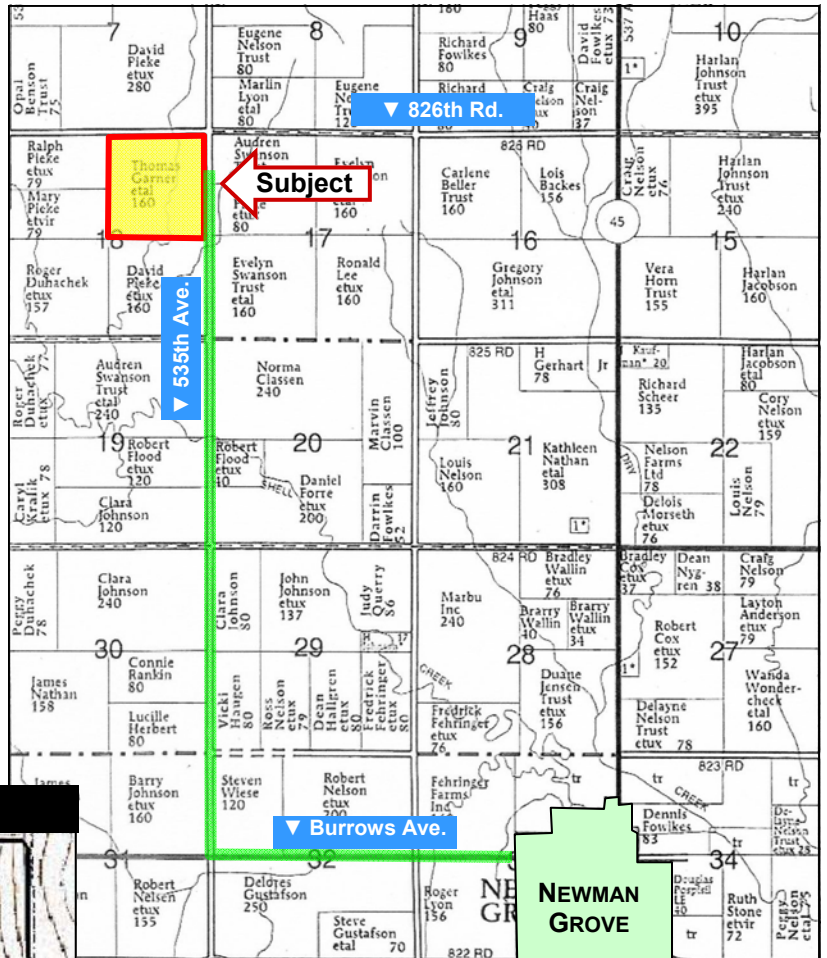
REAL ESTATE TAX:

Net Payable in Fiscal Year 2011: \$3,934.54
 Taxable Acres: 160
 Tax per Acre: \$24.59

FSA DATA:

Farm Number: 1513
 Crop Acres: 155.8

Base/Yields	Direct	Counter-Cyclical
Corn Base: 98.6	82	82
Bean Base: 37.0	24	24



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LAND DESCRIPTION: Rolling

SOIL TYPES: Primary soils are Nora-Crofton, Croton-Nora and Hobbs. See soil map on back for detail.

BUILDINGS/IMPROVEMENTS: None

DRAINAGE: Natural, plus tile, which was installed in Bottom in Fall of 2009.

WATER & WELL DATA: None. There are irrigation wells in the area.

POSSESSION: As Agreed

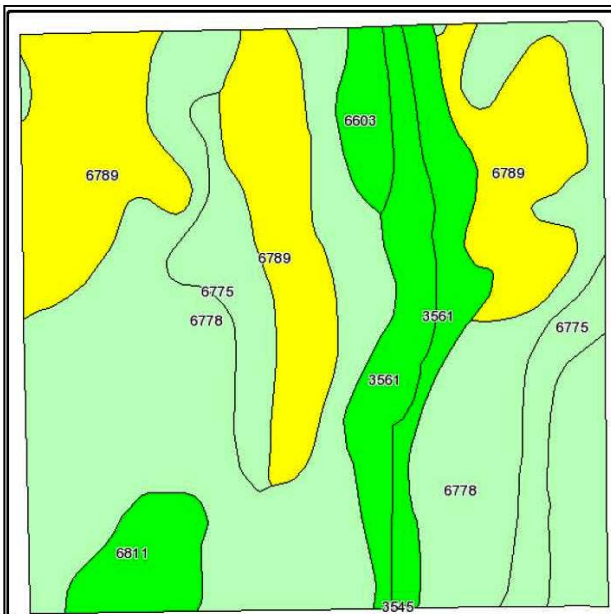
For additional information, contact Marlin Krohn

100 North 34th St., Ste. F, Norfolk, NE 68701
 Telephone: 402-371-9336

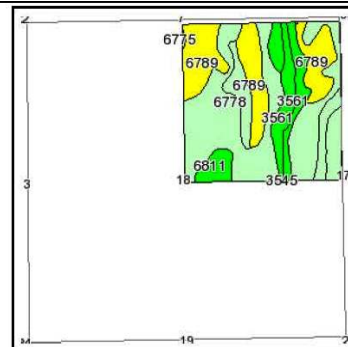
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Madison**
Location: **018-021N-004W**
Township: **Shell Creek**
Acres: **156.5**
Date: **11/2/2011**



Maps provided by:
 **surety**
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Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Corn	Soybeans
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	75.1	48.0%		IIIe	IVe	57	73	23
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	40	25.6%		IVe		52	62	
3561	Hobbs silt loam, occasionally flooded	18.3	11.7%		IIw	IIw	69	88	35
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	13.5	8.6%		IIIe	IIIe	61	77	26
6811	Moody silty clay loam, 2 to 6 percent slopes	5.8	3.7%		IIe	IIIe	71	87	30
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.8	2.4%		IIe	IIIe	73	94	35
Weighted Average							58.4	73.3	19.3

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