



## *Frontier County Farm*



*152 Acre Combination Farm with Good Access*

*Duane McClain*

Associate Broker

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EXCLUSIVE PARTNER OF



**LAND LEADER**

# Property Highlights

**LIST PRICE**

**\$284,000**

**LOCATION**

11 miles south of Maywood, Ne on Hwy 83 to Road 736, 2 miles east to Road 386, south 2 miles. Property is on the east side.

**LEGAL DESCRIPTION**

Township 6 North – Range 29 West of the 6th P.M., Frontier County, Nebraska

Section 22: NW1/4

**ACRES**

88.48 acres - non-irrigated

62.00 acres - grass pasture

**152.32 taxed acres**

**TAXES - Estimated**

**\$1,438.60** (2013 taxes paid in 2014)



All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# Property Highlights

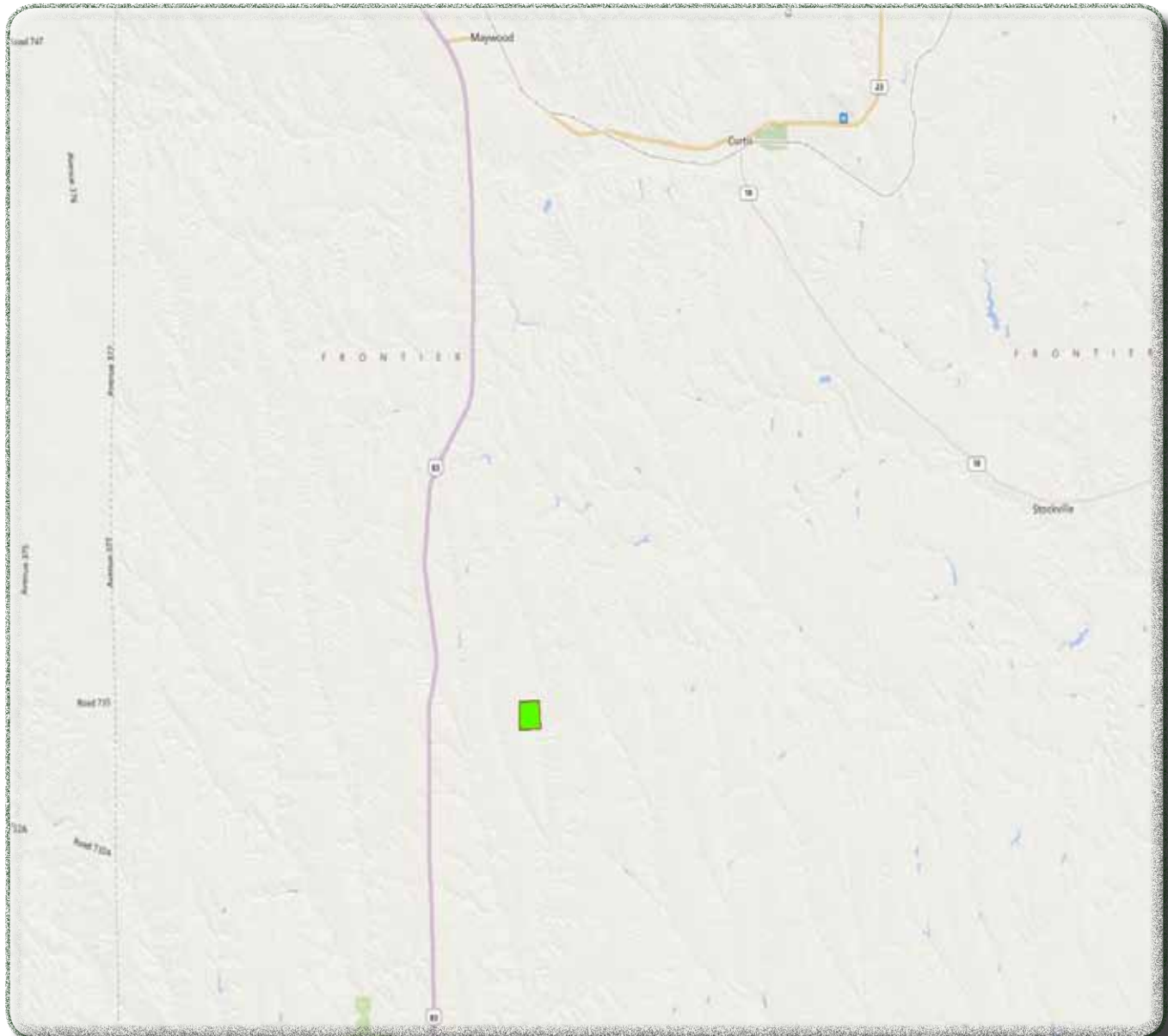


## **PROPERTY SUMMARY**

Frontier County combination farm with good county road access. Soils on the cropland consist of 47.6% Class II & 41.4% Class III Holdrege Silt Loam. The stock water is provided by windmill and newer well.



# Location Map



**Boundary Lines Are Estimates - Map For Illustration Only**

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# *Aerial Map*



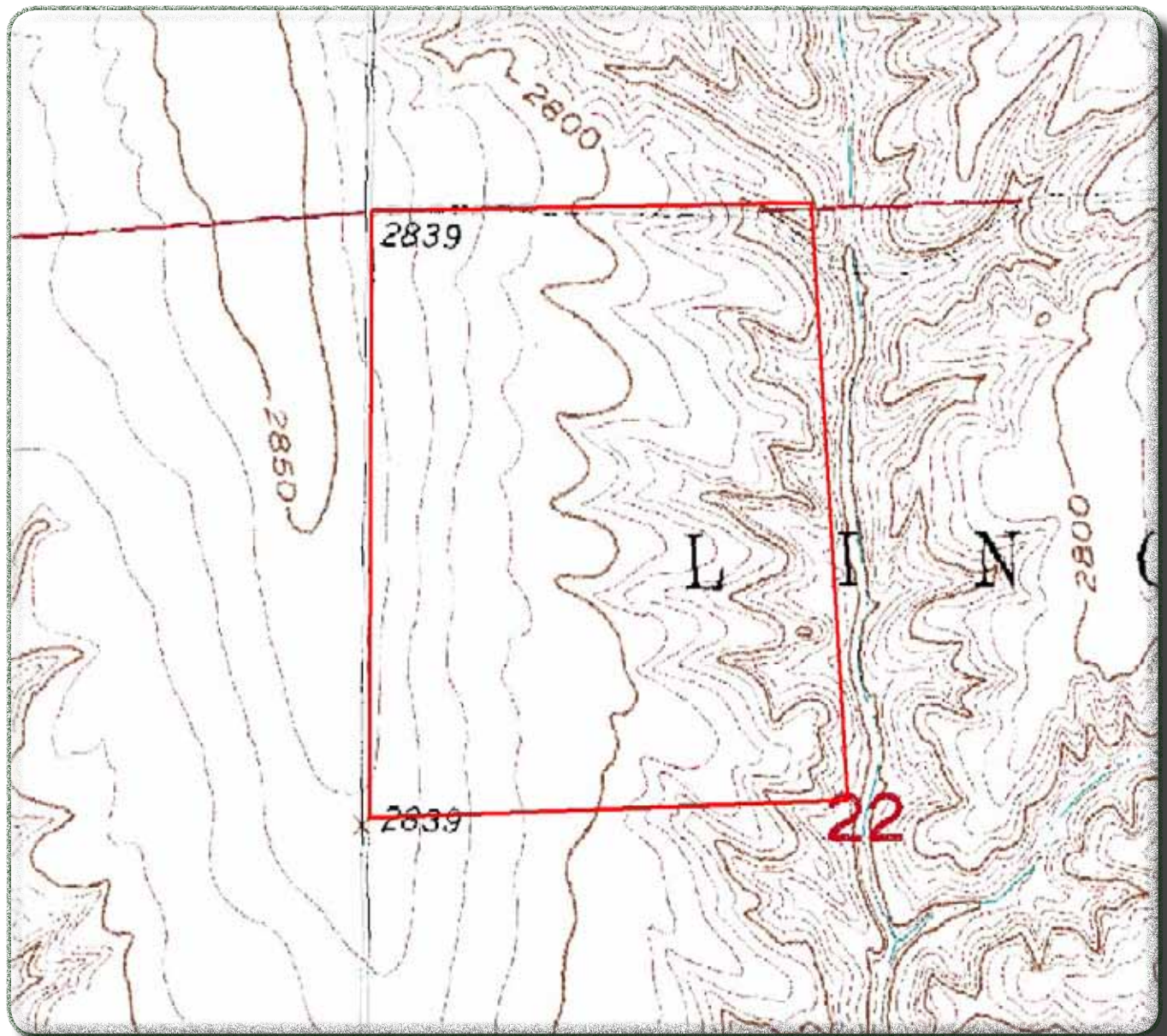
**Boundary Lines Are Estimates - Map For Illustration Only**

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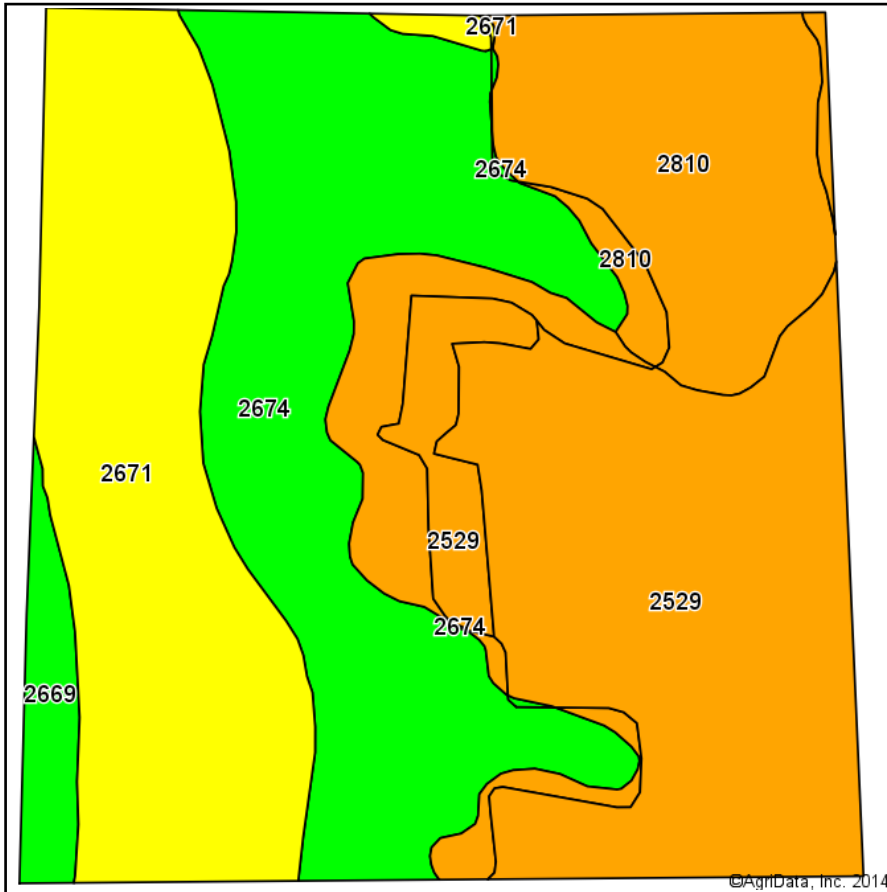
# Topology Map



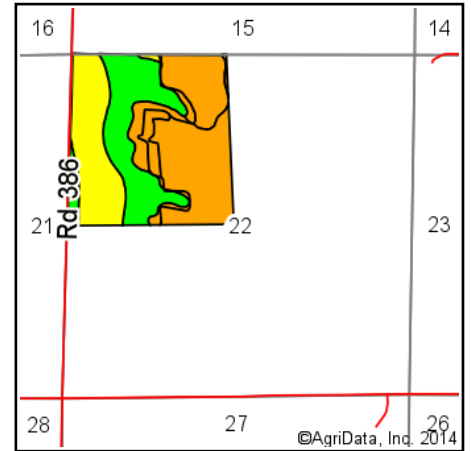
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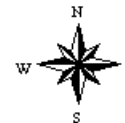
# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Frontier**  
 Location: **22-6N-29W**  
 Township: **Lincoln**  
 Acres: **151.52**  
 Date: **9/16/2014**



Maps Provided By:



Area Symbol: NE063. Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Winter wheat
2529	Coly and Uly silt loams, 11 to 30 percent slopes	52.02	34.3%		Vle	Vle	34						
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	38.21	25.2%		Ile	Ile							
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	36.66	24.2%		IIle	IIle	66	1.2	3.7	30	110	32	30
2810	Uly and Coly silt loams, 11 to 30 percent slopes	20.58	13.6%		Vle	Vle	46						
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	4.05	2.7%		Ile	Ile	68						
<b>Weighted Average</b>							<b>35.7</b>	<b>0.3</b>	<b>0.9</b>	<b>7.3</b>	<b>26.6</b>	<b>7.7</b>	<b>7.3</b>

Area Symbol: NE063, Soil Area Version: 11

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Property Images



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# Property Images



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