

LAND FOR SALE
THAYER COUNTY, NEBRASKA
132.12 +/- ACRES
\$1,200,000

DESCRIPTION: Opportunity to purchase productive dryland cropland near Hebron, Nebraska. Property is located along Highway 81/Highway 136 junction and has the potential for commercial development in the future.

LEGAL: The Southwest Quarter (SW1/4) less the tracts deeded to the State of Nebraska, of Section 8, Township 2, Range 2 West of the 6th PM Thayer County, Nebraska.

LOCATION: Property is located at the northwest corner and northeast corner of Highway 81 and Highway 136 junction east of the Hebron Municipal Airport in Thayer County, Nebraska.

2022 REAL ESTATE TAXES: \$4,236.60

SOILS: Primarily Lamo silty clay loam, Muir silt loam and three other soil types for the remainder of the soil classes. Class 1 and 2 soil ratings.

FSA INFORMATION:

Farmable Acres - 132.59
Certified Cropland Acres - 136.03
Wheat Base Acres - 41.87/43 PLC Yield
Corn Base Acres - 24.74/129 PLC Yield
Sorghum Acres - 17.51/103 PLC Yield
Soybeans Acres - 45.28/43 PLC Yield

ZONING: Agricultural

POSSESSION: Possession at closing subject to current crop lease which expires February 28, 2024.



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