

# LAND FOR SALE

## BUCHMANN FARM BUFFALO COUNTY, NEBRASKA

**Location:** 13 miles north and 4 miles east of Kearney on gravel road. (located on the corner of 235th Road and Sweetwater Road)

### Legal

**Description:** W1/2 E1/2 NW1/4; W1/2 NW1/4; W1/2 NE1/4 SW1/4; and NW1/4 SW1/4 all in Section 27-T11N-R15W of the 6th P.M., Buffalo County, Nebraska

### Property

**Description:** Buffalo County Assessor indicates a total of 180.0 acres. Farm consists of good quality dry cropland with pasture.

### FSA

**Information:** Buffalo County Farm #4214  
Total Cropland - 101.7 acres  
Government Base Acres

Wheat	22.9 acres @ 38 bu/acre
Corn	73.5 acres @ 54 bu/acre
Soybeans	5.3 acres @ 22 bu/acre

(Yields are for both direct and counter cyclical payments)

Farm includes cropland that is considered highly erodible by the NRCS.



**Soils:** Soils of the subject property consist primarily of Class II and IV Hobbs, Holdrege, Uly, and Coly silt loams, with slopes of 0-11%, with lesser amounts of Class III and VI Holdrege and Coly silt loams.

### Livestock

**Water:** Provided by a well equipped with windmill.

**RE Taxes:** 2007 Real Estate Tax - \$1,674.48

**List Price:** **\$262,000.00**      **Terms:**      **Cash**

**Comments:** This is a very productive farm located in a strong farming community.

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