

LAND FOR SALE

RYAN TRUST FARM (Dry cropland and pasture)

SOLD
PARCEL #2

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LOCATION: 8 miles south and 1/2 mile west of Loup City on
Road 781 (located on the corner of Road 781 and
473 Avenue)

LEGAL

DESCRIPTION: SW1/4 Section 25-T14N-R15W of the 6th P.M.,
Sherman County, Nebraska.

PROPERTY

DESCRIPTION: Sherman County Assessor indicates a total of
152.0 acres. Farm consists of dry cropland with
unfenced pasture.



FSA

INFORMATION: Total Cropland 103.4 acres
Government Base acres: Corn 20.6 acres at 53 bu/acre
(cropland is considered highly erodible by the NRCS)

SOILS: Soils consist primarily of Coly and Uly silt loams, with slopes of 6-30%, along with lesser amounts Holdrege silt and silty clay loams, with slopes of 3-7%.

RE TAXES: 2008 Real Estate Tax - \$1,321.44

LIST PRICE: **\$145,000.00 Cash**

COMMENTS: This is a productive, well maintained farm located within a strong farming community.
(Property sells subject to a farm lease which terminates February 1, 2010)

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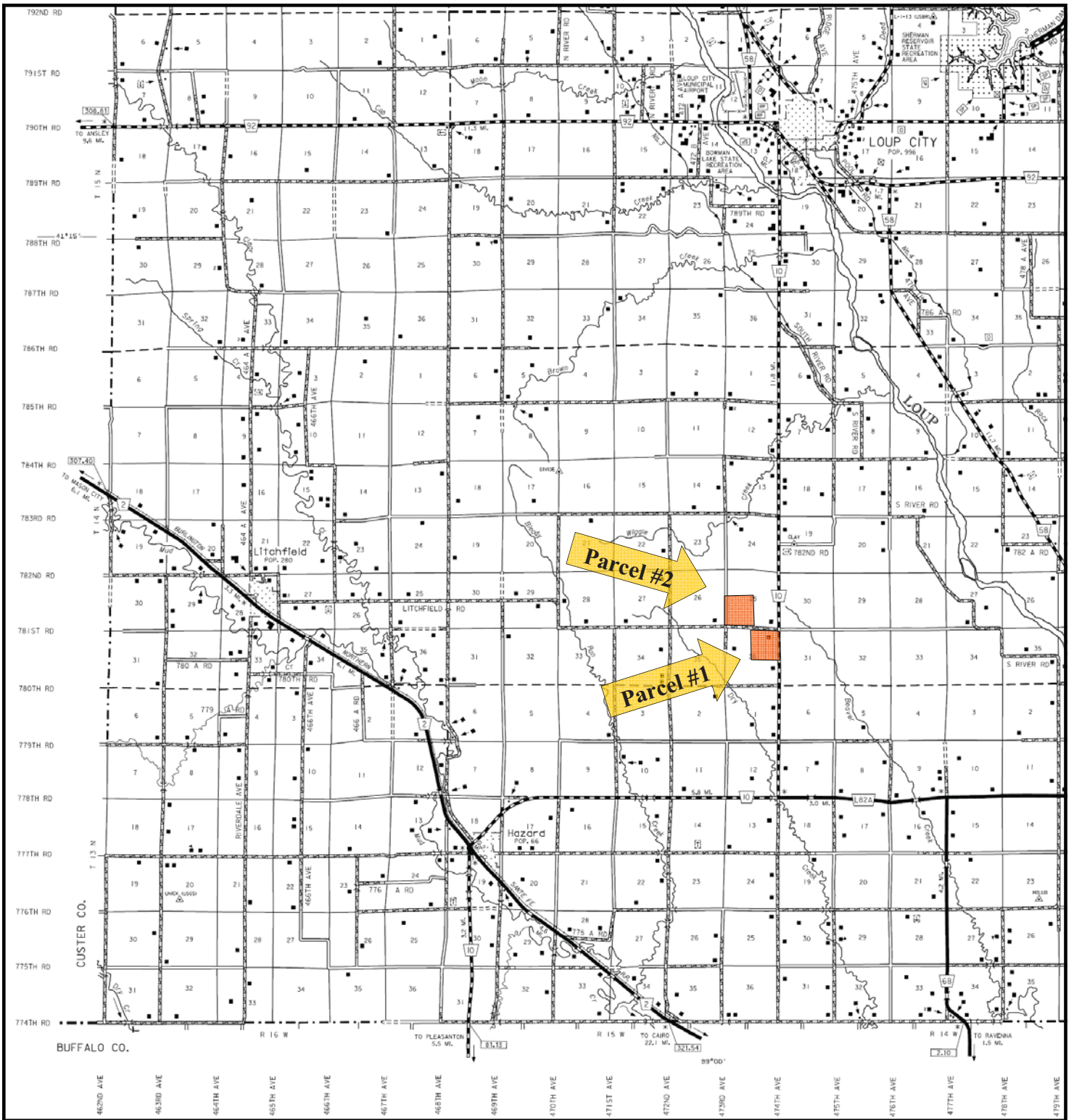
**RYAN TRUST FARM
PARCEL #2**

**AERIAL PHOTO
&
VIEW OF PASTURE**



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RYAN TRUST FARM LOCATION MAP


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