



**74.26 ±ACRES
JEFFERSON
COUNTY, NE**

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Insurance + Real Estate

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201 Sun Valley Blvd, Suite 2
Lincoln, NE 68528

74.26± Acres

\$393,578.00

PROPERTY OVERVIEW

ACRES:

TOTAL: 74.26± Acres

PRICE: \$393,578.00

**LEGAL
DESCRIPTION:**

Part of the East Half of the Northwest Quarter, and a part of the Northeast Quarter of Section 9, Township 2 East, Range 2 East of the 6th P.M., Jefferson County, NE containing 74.26 ± acres.

**2023 REAL
ESTATE TAXES:**

\$1,654.66

POSSESSION:

Immediate

SOILS:

Farm consists mostly of Geary and Jansen soil with slopes ranging from 7-30% and Hobbs silt loam soil.

LOCATION:

Property is located northwest of Fairbury, Nebraska. Travel west out of Fairbury on 136 for 2 miles. Then head north on 566th avenue for one mile. The property is 1/4 of a mile east of 566th avenue. Please call to schedule a showing of the property.

DESCRIPTION:

Here is an exceptional recreational property that you do not want to miss the chance to buy. A beautiful piece nestled along the Little Blue River just outside of Fairbury, NE. This property is loaded with deer signs, has hardwood timber and cover, and income opportunity for cattle grazing. Tucked in the middle of the section with easement access giving it the ultimate wildlife seclusion, this farm features everything any outdoorsman would want in a property with a mix between pasture and timber. This property has food plot opportunities, running water through the property and river frontage. Located in an area known for trophy class whitetails and high turkey populations, this is truly a remarkable hunting property!

AERIAL MAP

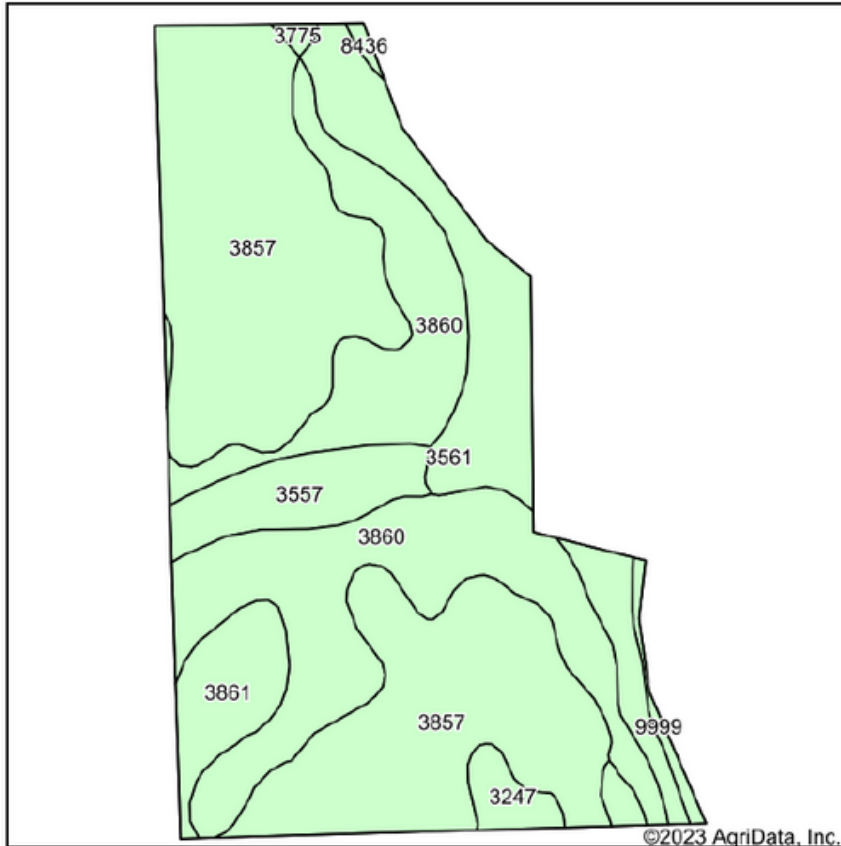


74.26 ± Acres Jefferson County, NE

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SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Jefferson**
 Location: **9-2N-2E**
 Township: **Fairbury**
 Acres: **75.27**
 Date: **12/12/2023**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE095, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu
3857	Geary and Jansen soils, 7 to 11 percent slopes	32.68	43.4%	IVe	IVe							
3860	Geary and Jansen soils, 11 to 30 percent slopes	22.51	29.9%	VIe								
3561	Hobbs silt loam, occasionally flooded	9.79	13.0%	IIw	IIw							
3557	Hobbs silt loam, channeled, occasionally flooded	4.08	5.4%	VIw								16
3861	Geary silty clay loam, 11 to 17 percent slopes, eroded	3.53	4.7%	VIe								
3247	Meadin loam, 6 to 30 percent slopes	1.68	2.2%	VIIs								
9999	Water	0.60	0.8%									
3775	Muir silt loam, rarely flooded	0.22	0.3%	Iw	Iw							
8436	Cass loam, occasionally flooded	0.18	0.2%	IIw	IIw	4	6	115	157	90	114	33
Weighted Average				*-	*-	*-	*-	0.3	0.4	0.2	0.3	0.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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PROPERTY IMAGES



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