



**121.14 ± ACRES
YORK COUNTY, NE**

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Insurance + Real Estate

Derek Vrtiska

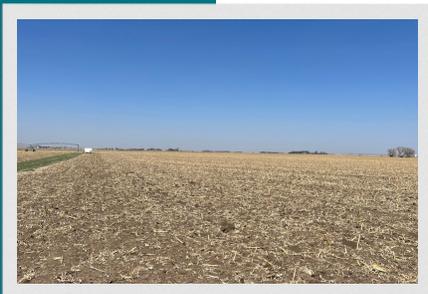
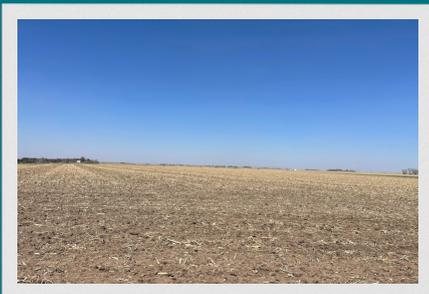
402-852-6208

dvrtiska@edgewaterfm.biz

201 Sun Valley Blvd, Suite 2

Lincoln, NE 68528

**121.14± Acres
\$1,792,872.00**



PROPERTY OVERVIEW

ACRES:

Cropland: 115.0 ±
TOTAL: 121.14± Acres

PRICE \$1,792,872.00

LEGAL DESCRIPTION:

The East Half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 12 North, Range 1 West of the 6th P.M., York County, Nebraska containing 121.14 +/- acres.

2022 REAL ESTATE TAXES:

\$6,502.10

POSSESSION:

Immediate

SOILS:

Farm consists mostly Hastings silt loam with slopes of 0-1%.

LOCATION:

Located 2.5 miles West of Gresham, Nebraska on Road 23.
Call for directions to get to the property.

DESCRIPTION:

This is an excellent irrigated farm that is highly productive. This farm lays flat and consists primarily of class I soils. The farm is located a couple of miles West of Gresham, NE. There is approximately 115 irrigated acres. This is an opportunity to own a farm that hasn't changed hands in generations. There is a lease in place for the 2023 crop year. The tenant owns the pivot and diesel power unit.

FSA MAP



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Map Center: 41° 1' 13.9, -97° 26' 27.48



9-12N-1W
York County

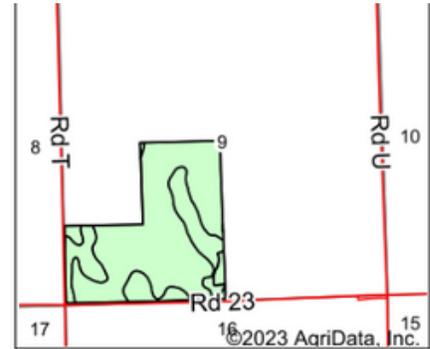
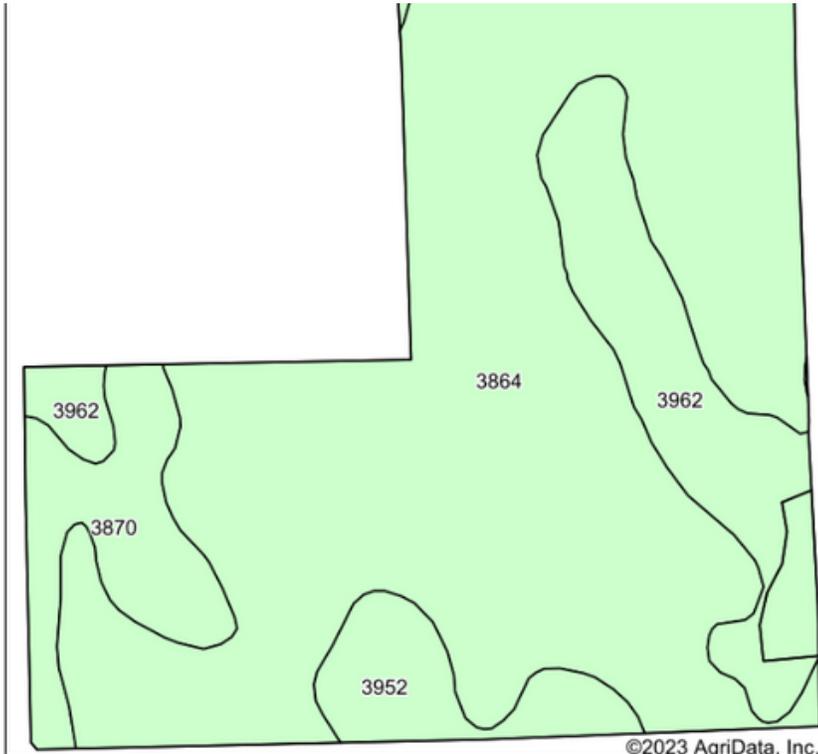


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SOIL MAP



State: **Nebraska**
 County: **York**
 Location: **9-12N-1W**
 Township: **Stewart**
 Acres: **117.85**
 Date: **6/8/2023**



Soils data provided by USDA and NRCS.

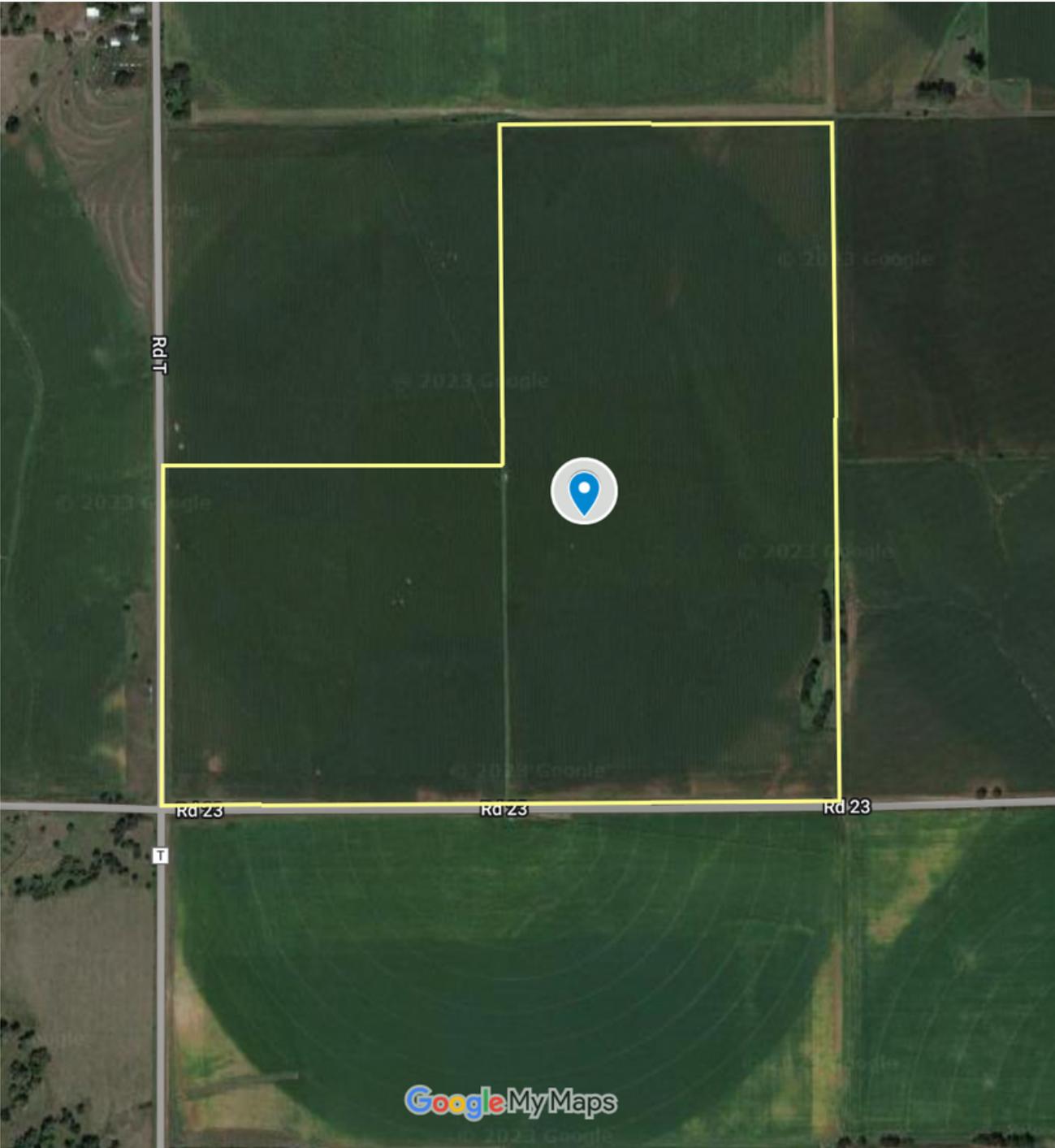
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Area Symbol: NE185, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
3864	Hastings silt loam, 0 to 1 percent slopes	85.13	72.2%	Iw	Iw
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	16.92	14.4%	IVe	IVe
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	9.49	8.1%	IIIe	IIIe
3952	Fillmore silt loam, frequently ponded	6.31	5.4%	IIIw	IVw
Weighted Average				1.70	1.75

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL MAP



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PROPERTY IMAGES



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