



LAND FOR SALE

KEYA PAHA COUNTY, NEBRASKA

162± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$650,000

HIGHLIGHTS

PRODUCTIVE DRY CROPLAND
32,000-BUSHEL GRAIN BIN
LIKE-NEW FENCING
150.58± FSA CROPLAND ACRES
WELL-MAINTAINED
GOOD ACCESS



VISIT US AT:
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PROPERTY INFORMATION

162± ACRES

KEYA PAHA COUNTY, NEBRASKA

PARTIAL LEGALS: PT NE1/4 29-35-17 AND E1/2NW1/4 29-35-17.

PROPERTY DESCRIPTION:

PRODUCTIVE 162± ACRE DRYLAND FARM COMPLETE WITH A 32,000-BUSHEL GRAIN BIN BUILT IN 2018. WELL-MAINTAINED WITH GOOD ACCESS AND LIKE-NEW FENCING, IT OFFERS A STRONG OPPORTUNITY FOR BOTH ACTIVE PRODUCERS AND AGRICULTURAL INVESTORS COMBINING EFFICIENCY, CONVENIENCE, AND INCOME POTENTIAL.

PROPERTY LOCATION:

FROM NAPER, NE:
APPROXIMATELY 9.5 MILES WEST ON HWY 12 TO HWY 137, THEN NORTH 1.5 MILES TO SPOTTED TRAIL ROAD, THEN WEST 2 MILES TO PROPERTY.

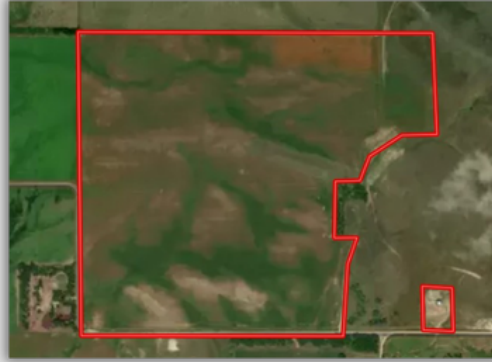
FROM BURKE, SD:
APPROXIMATELY 14 MILES SOUTH ON STATE HIGHWAY 47 TO SPOTTED TRAIL ROAD, THEN 2 MILES WEST TO PROPERTY.

IMPROVEMENTS:

32,000-BUSHEL SUKUP BIN

PROPERTY TAXES: TBD

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3184	Jansen loam, 2 to 6 percent slopes	72.81	45.38	53	43	3e
3180	Jansen fine sandy loam, 0 to 2 percent slopes	19.11	11.91	0	47	2e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	18.33	11.42	54	40	3e
9007	Anselmo fine sandy loam, 0 to 3 percent slopes	12.96	8.08	59	41	2e
3311	Ronson-Anselmo fine sandy loams, 6 to 11 percent slopes	12.14	7.57	0	43	4e
3298	Ree loam, 0 to 3 percent slopes	8.8	5.48	85	52	2c
3244	Meadin gravelly sandy loam, 2 to 30 percent slopes	7.86	4.9	0	29	6s
5220	Onita silt loam, 0 to 2 percent slopes	6.85	4.27	94	60	2c
3312	Ronson-Anselmo fine sandy loams, 6 to 30 percent slopes	1.61	1.0	0	36	6e

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