

# LAND FOR SALE



## Alice Kasson Farms

3 PARCELS | FURNAS COUNTY | NEBRASKA

### PROPERTY DESCRIPTION:

**Parcel #1:** 304.00 tax-assessed acres. Farm is comprised of productive silt loams for the cropland and hardland silt loams in the pasture.

**Parcel #2:** 128.18 tax-assessed acres. Farm includes a nearly new pivot irrigation system with productive soils.

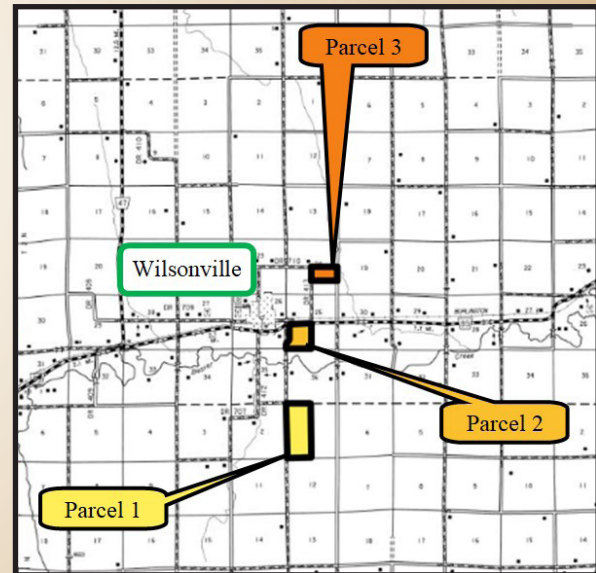
**Parcel #3:** 76.00 tax-assessed acres. Farm includes highly productive silt loams and county road access along the east and west boundaries.

### LIST PRICE:

**Parcel #1: \$835,000**

**Parcel #2: \$665,000**

**Parcel #3: \$195,000**



### LISTING AGENT:

**Mike Wilken**

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*Bart Woodward, Broker; Bryan Danburg & Kent Richter, Salespeople*

For More Details



Offered exclusively by

**AGRI AFFILIATES, INC.**  
Providing Farm & Ranch Real Estate Services

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# AGRI AFFILIATES, INC.

## Alice Kasson Farms Parcel #1

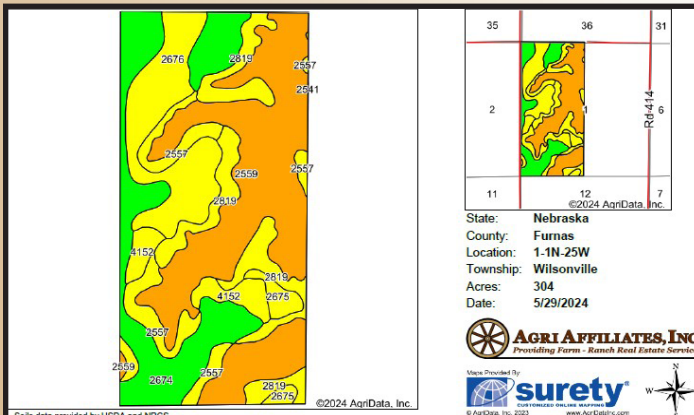
**LEGAL DESCRIPTION:** W1/2 Section 1-T1N-R25W of the 6th P.M., Furnas County, Nebraska

**LOCATION AND ACCESS:** Parcel #1 is located approximately 1.5 miles south of Wilsonville on the east side of Road 413.

**FSA INFORMATION:** All cropland is Non-Highly Erodible Land  
135.52 acres of cropland  
14.24 base acres of wheat with PLC yield of 38  
75.97 base acres of corn with PLC yield of 117  
11.18 base acres of soybeans with PLC yield of 47

**TAX-ASSESSED ACRES:** 304.00

**2023 TAXES:** \$4,486.94



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Range Production (lbs/acre/yr)	SRPG	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans			
2559	Coly-Uly silt loams, 11 to 30 percent slopes	114.89	37.8%			Vie		2025	36	61	44	61		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	63.45	20.9%			Ile	Ile	2083		76	50	74		
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	44.28	14.6%			IIle	IIle	2076		68	47	68		
2819	Uly silt loam, 3 to 11 percent slopes	37.41	12.3%			IVe	IVe	2900	64	74	49	74		
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	24.66	8.1%			IVe	IVe	2805	56	66	46	65		
4152	Holdrege-Coly silt loams, 3 to 7 percent slopes, eroded	12.58	4.1%			IIle	IIle	2840	62	62	43	62		
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	6.73	2.2%			IIle	IIle	3000		75	50	75		
<b>Weighted Average</b>								<b>4.13</b>	<b>*</b>	<b>2937.2</b>	<b>28.6</b>	<b>% 67.2</b>	<b>% 46.6</b>	<b>% 67</b>

\*: The aggregation method is "Weighted Average using all components"  
%: Using Capabilities Class Dominant Condition Aggregation Method  
\*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Alice Kasson Farms Parcel #2

**LEGAL DESCRIPTION:** Part of the SW1/4 Section 25-T2N-R25W of the 6th P.M., Furnas County, Nebraska

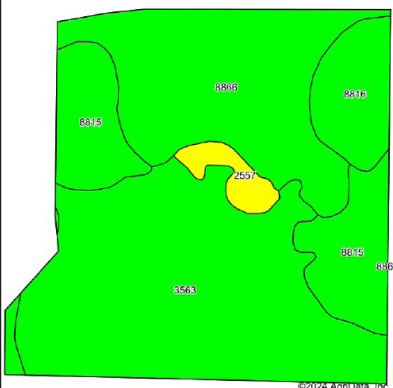
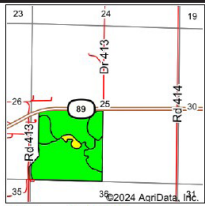
**LOCATION AND ACCESS:** Parcel #2 is located just east of Wilsonville at the southeast corner of the intersection of Road 412 and Highway 89.

**FSA INFORMATION:** All cropland is Non-Highly Erodible Land  
 125.61 acres of cropland  
 12.84 base acres of wheat with PLC yield of 38  
 68.48 base acres of corn with PLC yield of 117  
 10.08 acres of soybeans with PLC yield of 4

**IRRIGATION INFORMATION:** 116.90 Certified Irrigated Acres (CIAs) from the Lower Republican NRD. North pivot system is tenant owned and is not included. South pivot system is a 2023 7-tower Reinke with drop nozzles. This system also crosses onto Nebraska Board of Educational Lands & Funds with well A-006766 registered to provide 600 gpm. There are an additional 42.5 CIAs associated with the BELF ground that this system irrigates.  
**Well Registration:**  
 G-107525 at 375gpm  
 G-034159 at 240gpm  
 G-051215 at 110gpm

**TAX-ASSESSED ACRES:** 128.18

**2023 TAXES:** \$5,466.08

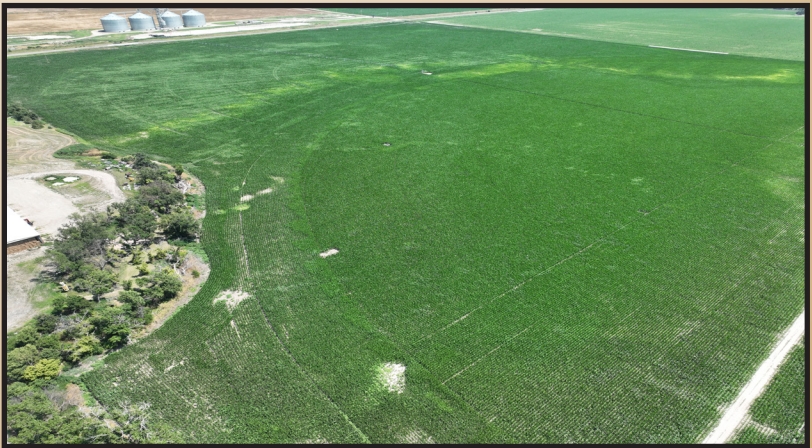
State: Nebraska  
 County: Furnas  
 Location: 25-2N-25W  
 Township: Wilsonville  
 Acres: 128.18  
 Date: 5/29/2024

Soils data provided by USDA and NRCS.  
 Area Symbol: NE065, Soil Area Version: 22

Code	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Range Production (bu/acre/yr)	SRPG	Com Bu	Com Irrigated Bu	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans		
3563	Hobbs-McCook silt loams, occasionally flooded	57.86	45.2%		IIw	IIw	4500	59			62	43	62		
8866	Hord silt loam, 0 to 1 percent slopes, warm	36.80	28.7%		IIc	Ile	3762				79	62	79		
8815	Cozad silt loam, 0 to 1 percent slopes	20.43	15.9%		IIc	I	4455	63	67	152	60	39	60		
8816	Cozad silt loam, 1 to 3 percent slopes	9.74	7.6%		IIe	Ile	3188	62			69	57	69		
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	3.35	2.6%		Ive	Ive	2805	56			65	46	65		
Weighted Average							2.05	1.61	4137	42.8	10.7	24.2	% 67.2	% 49	% 67.2

Agri Affiliates, Inc. Providing Farm - Ranch Real Estate Services

Misses Provided By: surety







# AGRI AFFILIATES, INC.

## Alice Kasson Farms Parcel #3

### LEGAL DESCRIPTION:

**N1/2 SE1/4 Section 24-T2N-R25W of the 6th P.M., Furnas County, Nebraska**

### LOCATION AND ACCESS:

**Parcel #3 is located one-half mile east and one mile north of Wilsonville. Drive 413 runs along the west boundary and Road 414 runs along the east boundary.**

### FSA INFORMATION:

**All cropland is Non-Highly Erodible Land  
50.21 acres of cropland  
5.22 base acres of wheat with PLC yield of 38  
27.82 base acres of corn with PLC yield of 117  
4.1 base acres of soybeans with PLC yield of 47**

### TAX-ASSESSED ACRES:

**76.00**

### 2023 TAXES:

**\$1,477.70**

