



## DREAM PROPERTY FOR SALE

- LEGAL DESCRIPTION:** Pt NW1/2 & Pt N1/2SW1/4, 25-6-10, Adams County, NE as per map. Approximately 73.5 acres. No farmland included. There has been not survey done in order to subdivide this.
- LOCATION:** Take Hwy 281 south of Hastings for 7-1/2 miles and is located on the east side of the road.
- PRICE:** \$925,000.00
- TAXES:** 2018 taxes - This 73.5A has not been subdivided from the remainder of the property so no tax information at this time.
- PROPERTY DESCRIPTION:** 73.5 acres of grassland, woods, and river frontage. Would control both sides of the Little Blue River. Possibility of foresting along the river with a variety of somewhat exotic trees. Two sandpits near the river and the possibility of grazing areas if desired.  
Contains a 40'x50' steel behlen curvette building.  
There is a beautiful 3135 sq ft house. Has 3 bedrooms, 2 bathrooms. There is a large updated kitchen with ample room to eat. The cabinets were replaced in 2006 along with corian countertops. There are large pantries with lots of storage space.  
There is a large living room with a wood burning fireplace and a second fireplace in the den. There is a large partially finished basement and attached two car garage.  
The views are breathtaking from nearly every angle of this home.
- TERMS:** Cash

Information given is correct as we are able to determine, but we urge buyers to inspect and rely on their own conclusions.

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(402) 463-1110 • (402) 461-9427 cell • [www.midwestfarmmgt.com](http://www.midwestfarmmgt.com)

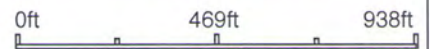


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Maps Provided By  
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Map Center: 40° 27' 32.52, -98° 23' 48.82



**25-6N-10W**  
**Adams County**  
**Nebraska**



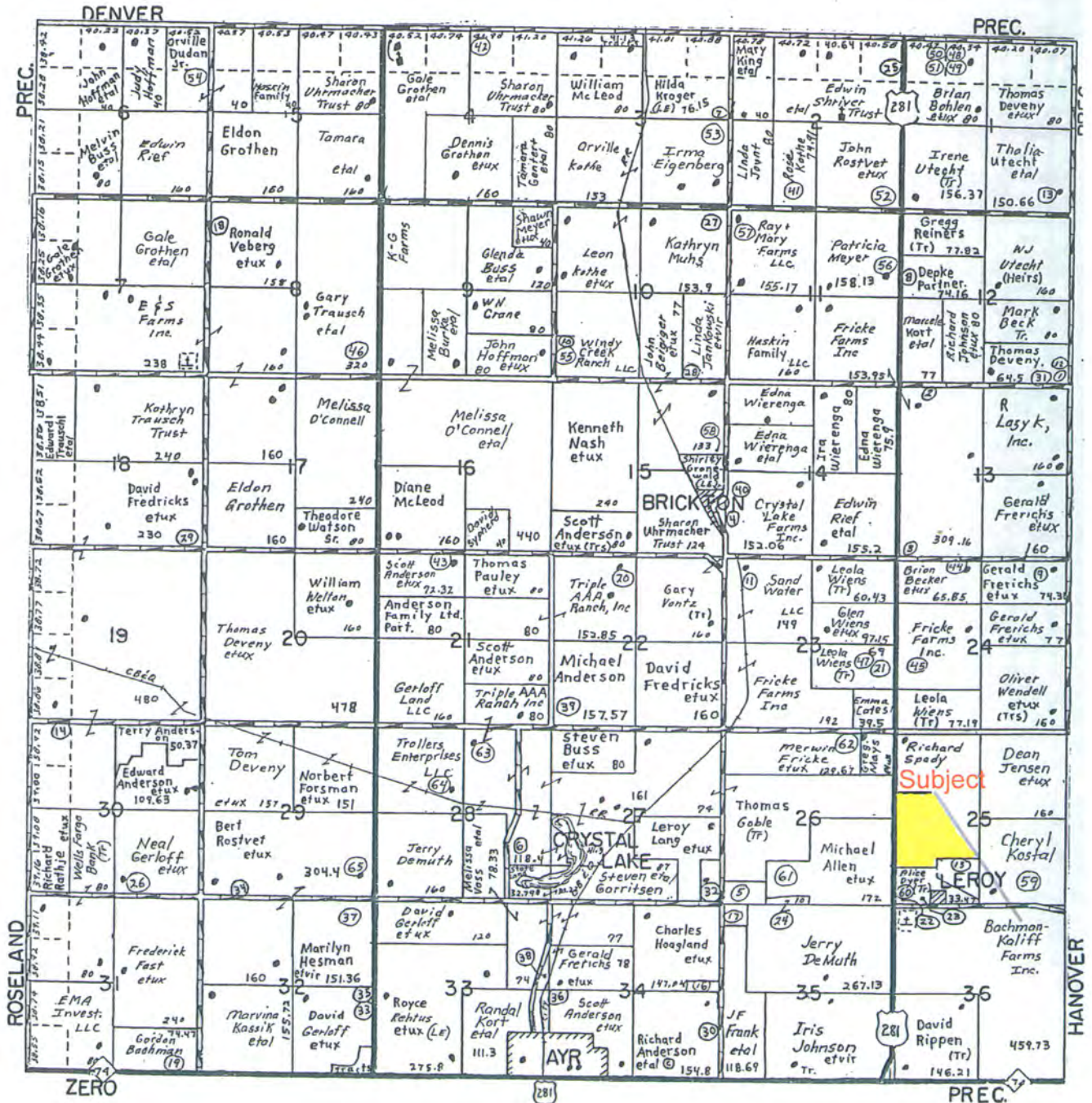
6/18/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

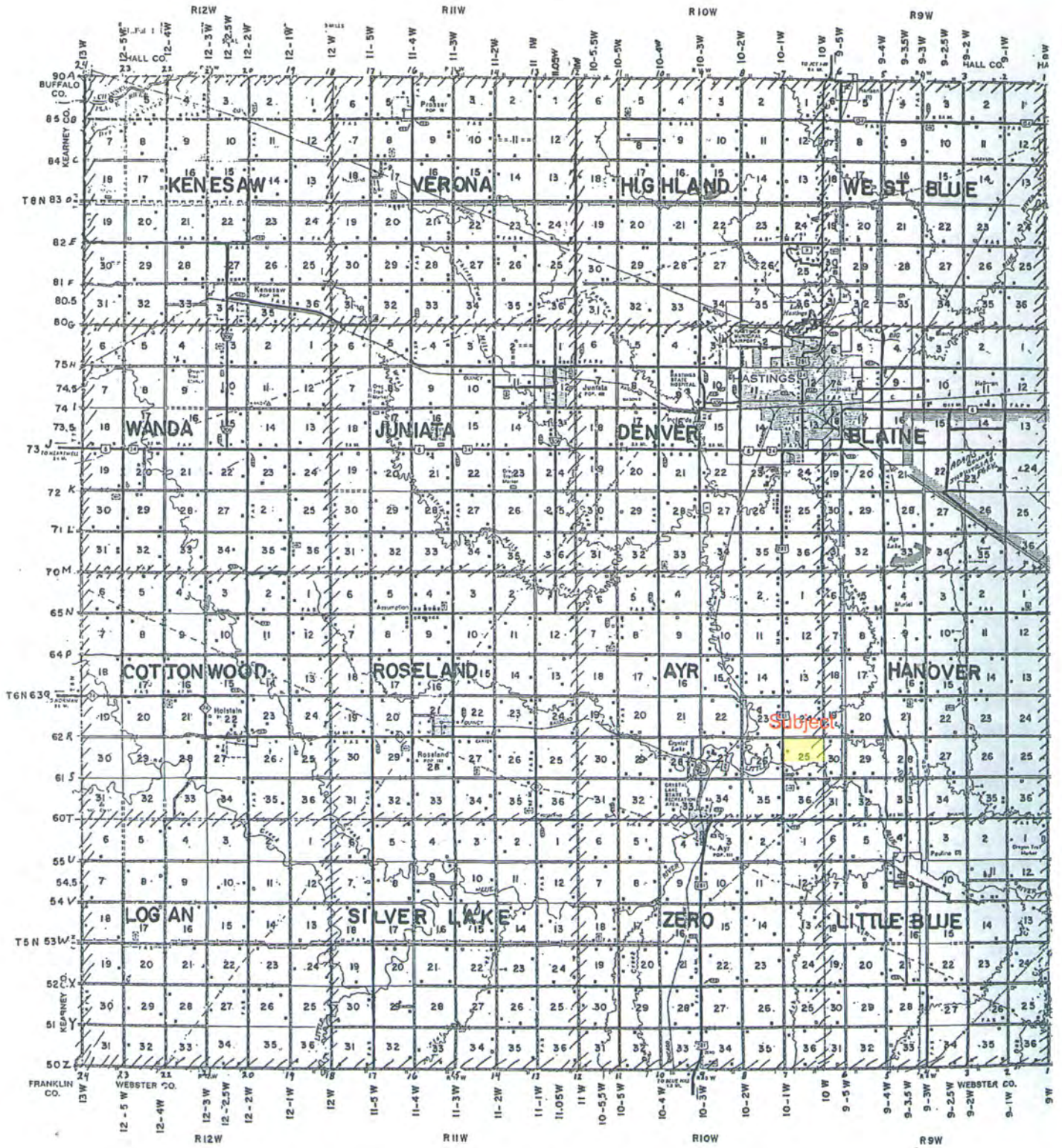
# AYR

TOWNSHIP 6 NORTH  
RANGE 10 WEST

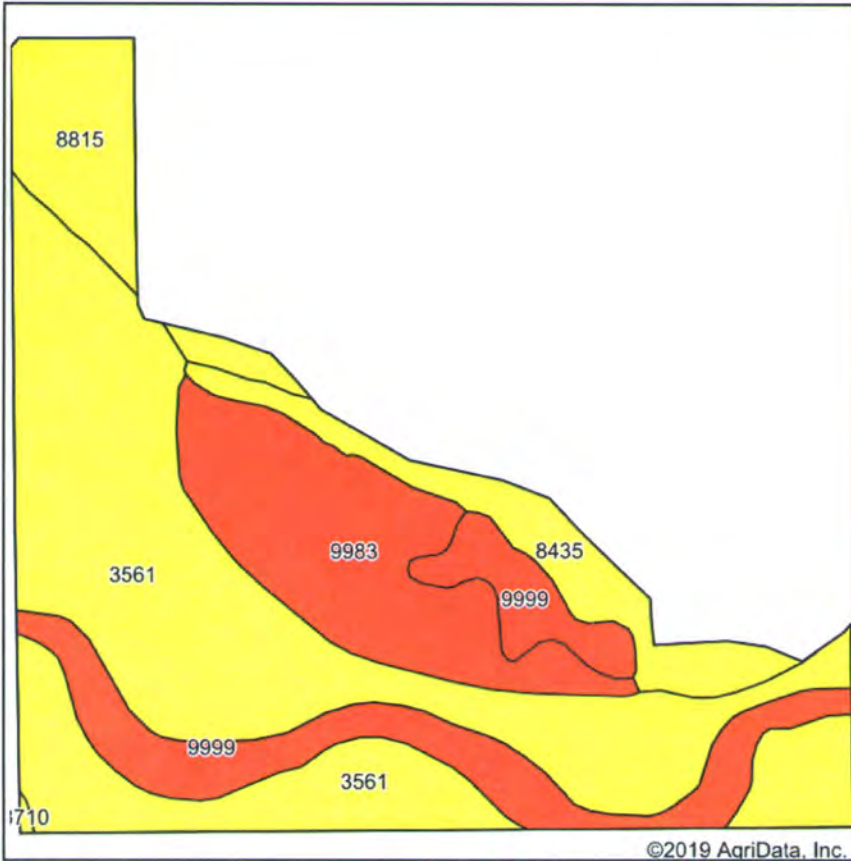
1. Sec.12 Herbert Theesen, etux-4
2. Sec.13 Darrell Heeren, etal-1
3. Sec.13 So. NE Public Power Dist-1
4. Sec.14 Richard Anderson, etux-2.9
5. Sec.26 Blue River Cabin Sub.
6. Sec.28 Erle Seybold, etux-3.42
7. Sec.3 Steven Horwick, etux-3.9
8. Sec.12 Deborah Ross-4
9. Sec.24 Billy Stromer, etux-4.69
10. Sec.10 Ernest Johnson, etux-2
11. Sec.23 Bradley Vontz, etux-3
12. Sec.12 LeRoy Lang, etux-2.75
13. Sec.1 Leroy Samuelson, etux-9.34
14. Sec.30 Danbred Prod. LLC-10
15. Sec.25 John Coover-34
16. Sec.34 Bradley Furrow-12.96
17. Sec.35 Richard Mousel, etux-10.44
18. Sec.8 D. W. Grothen, etux-2
19. Sec.31 Kenneth Lukaszewicz, etux-1.7
20. Sec.22 Scott Anderson, etux-7.15
21. Sec.23 Leola Wiens (Tr)-3.95
22. Sec.25 Margie Ormsby-1.28
23. Sec.25 Vergale Jensen, etux-1.4
24. Sec.35 Joanne Seberg, etvir-2
25. Sec.2 Jake Birky, etux-1
26. Sec.30 Michael Gerloff, etux-2.29
27. Sec.10 Wayne Rudolf, etux-6.14
28. Sec.10 Scott Kirkegaard, etux-1
29. Sec.18 Franklin Reis, etux-10
30. Sec.34 Ronald Johnson-2
31. Sec.12 Herb. Theesen-8.55
32. Sec.27 Horace Peak, etux-20.1
33. Sec.32 Jimmie Gerloff, etux-3.56
34. Sec.29 Andrew Blythe, etux-15.6
35. Sec.32 John Scholtz, etux-3.62
36. Sec.34 Steven Beman, etux
37. Sec.32 Bruce Phelps, etal-8.64
38. Sec.33 Steven Beman, etux-8.5
39. Sec.22 Corby Kennedy-2.43
40. Sec.14 Alan Barbee, etux-2.94
41. Sec.2 Jason Ackles, etux-5.09
42. Sec.4 Kevin Uhrmacher, etux-2.94
43. Sec.21 Nicholas Kelley, etux-7.68
44. Sec.24 Kevin Bernasek, etux-11.55
45. Sec.24 Thomas Wickham, etux-1
46. Sec.8 Scott Trausch, etux-2.15
47. Sec.23 Rodney Timm, etux-6.05
48. Sec.1 Chad Samuelson, etux-16.46
49. Sec.1 Shawn Scott, etux-6.97
50. Sec.1 Bernard Goff-2.85
51. Sec.1 Reid Ayres, etux-5
52. Sec.2 Freeland Creek Sub. Div.
53. Sec.3 Charles Eigenberg, etux-29.07
54. Sec.6 Kirk Feeney, etux-5
55. Sec.10 Richard Bowen, etux-1.12
56. Sec.11 Leslie Meyer, etux-2.22
57. Sec.11 Linda Jankowski, etvir-4.83
58. Sec.15 Randall Gronewald-5.01
59. Sec.25 Cheryl Kostal-68.3
60. Sec.25 Rachel Ormsby, etal-0.67
61. Sec.26 Michael Allen-60.5
62. Sec.26 Edward Klein, etux-10.01
63. Sec.28 MA Farm Inc.-3.22
64. Sec.28 Dean Dierks, etux-21.99
65. Sec.29 Lonnie Rostvet, etux-3.9



# ADAMS COUNTY NEBRASKA

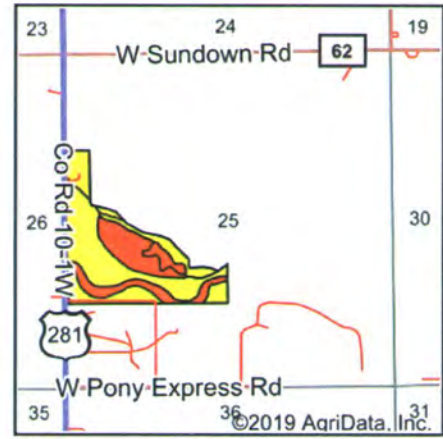


# Soils Map



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Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Adams**  
 Location: **25-6N-10W**  
 Township: **Ayr**  
 Acres: **73.27**  
 Date: **6/18/2019**



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Area Symbol: NE001, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	*n NCCPI Soybeans
3561	Hobbs silt loam, occasionally flooded	37.46	51.1%		llw	llw	69								75
9983	Gravel pit	12.44	17.0%		Vllls		0								0
9999	Water	11.39	15.5%				0								0
8815	Cozad silt loam, 0 to 1 percent slopes	6.12	8.4%		llc	lw	69								68
8435	Cass loam, rarely flooded	5.78	7.9%		l	l	66	3	6	72	160	90	115	39	61
3710	Cass fine sandy loam, rarely flooded	0.08	0.1%		lle	lle	62	2	5	68	149	78	105	33	53
<b>Weighted Average</b>							<b>46.3</b>	<b>0.2</b>	<b>0.5</b>	<b>5.8</b>	<b>12.8</b>	<b>7.2</b>	<b>9.2</b>	<b>3.1</b>	<b>*n 48.9</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.