



Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

**Licensed in Nebraska
& Wyoming**

Jerry Sloan

Broker/Owner
(308) 631-5520

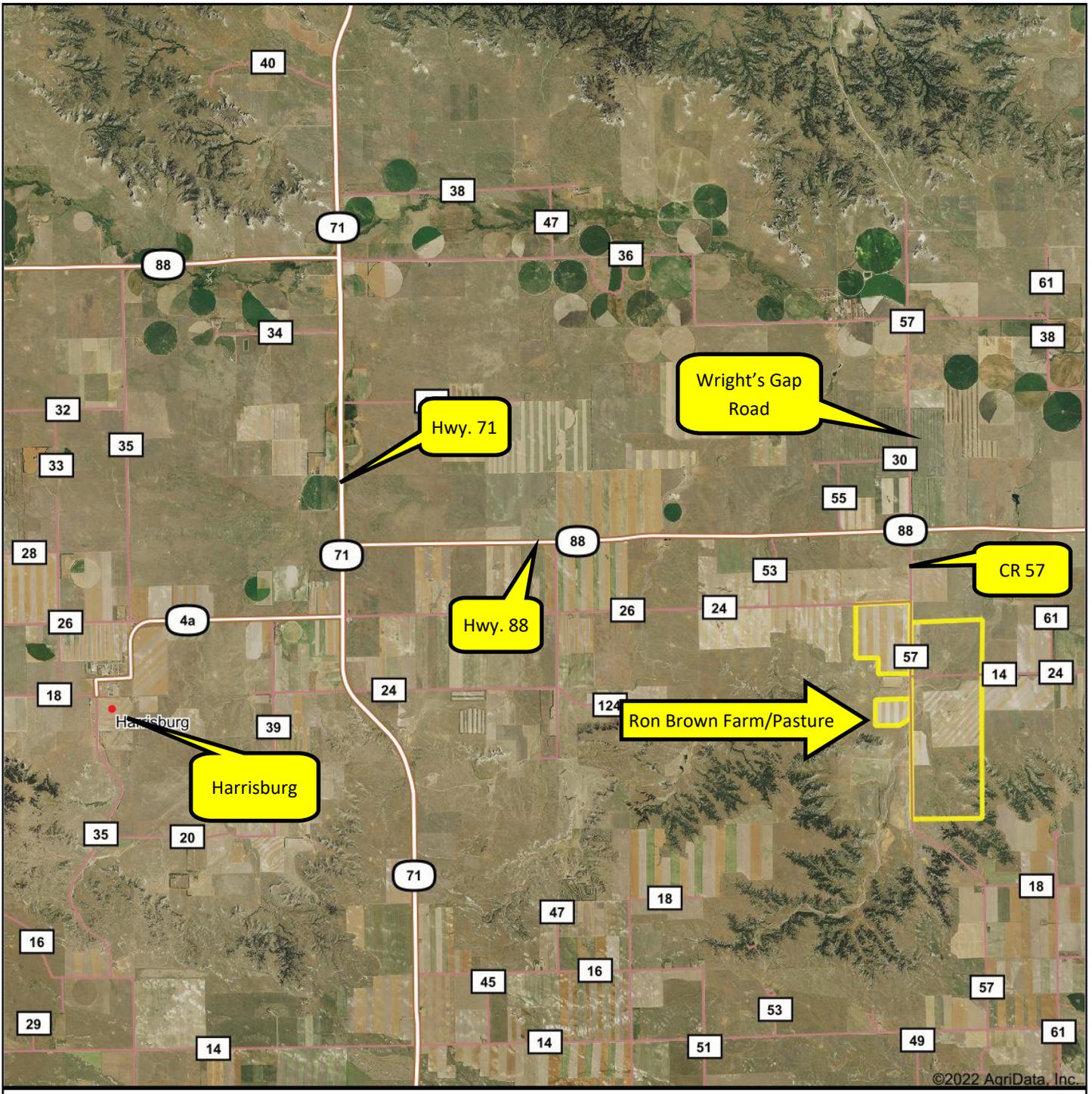
Jerry@SloanAgLand.com

Ron Brown Dryland & Pasture For Sale



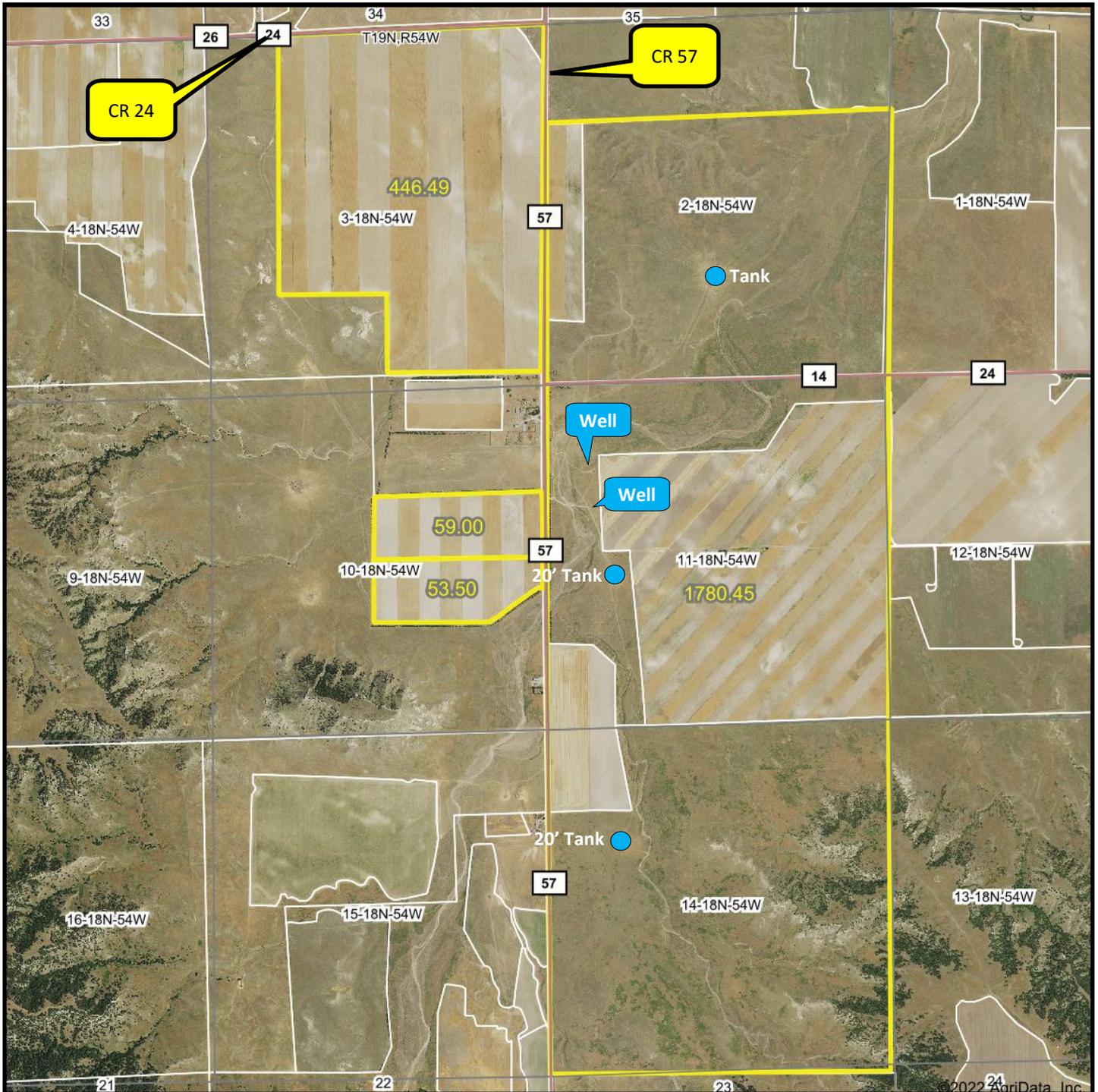
- ◆ **2,340 +/- acres dryland farm & pasture for sale in Banner County, Nebraska.** This farm is located 8 miles east of Hwy. 71 on Hwy 88 to Wright's Gap Road (CR 57), then south 1 mile on CR 57 to CR 24.
- ◆ **Land Use:** 1,073+/- acres of dryland farm ground and 1,254+/- of pasture, balance in roads.
- ◆ **Survey:** The Seller will have the dryland on the west side of CR 57 surveyed at his cost.
- ◆ **Water:** 1 submersible well with pipeline and 3 tanks and 1 submersible well with tank.
- ◆ **2021 Real Estate Taxes:** Approximately \$13,000.
- ◆ **Legal Description:** S1/2, S1/2N1/2 Section 2; All of Section 11; All of Section 14; the dryland farm ground in Section 3 to be surveyed containing approximately 442.7 acres on the FSA map; Part of the dryland farm ground to be surveyed in Section 10 containing approximately 112.5 acres on the FSA map - T28N - R54W of the 6th P.M., Banner County, Nebraska.
- ◆ **Asking Price is \$1,872,000 = \$800/acre.**
- ◆ **Listing Agent:** Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.

Area Map



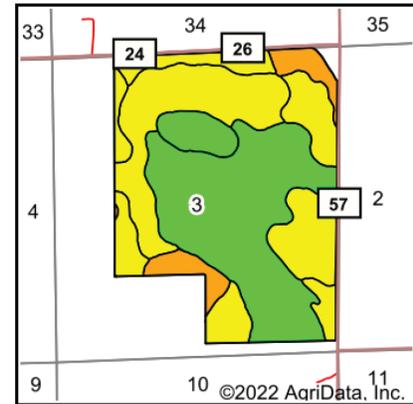
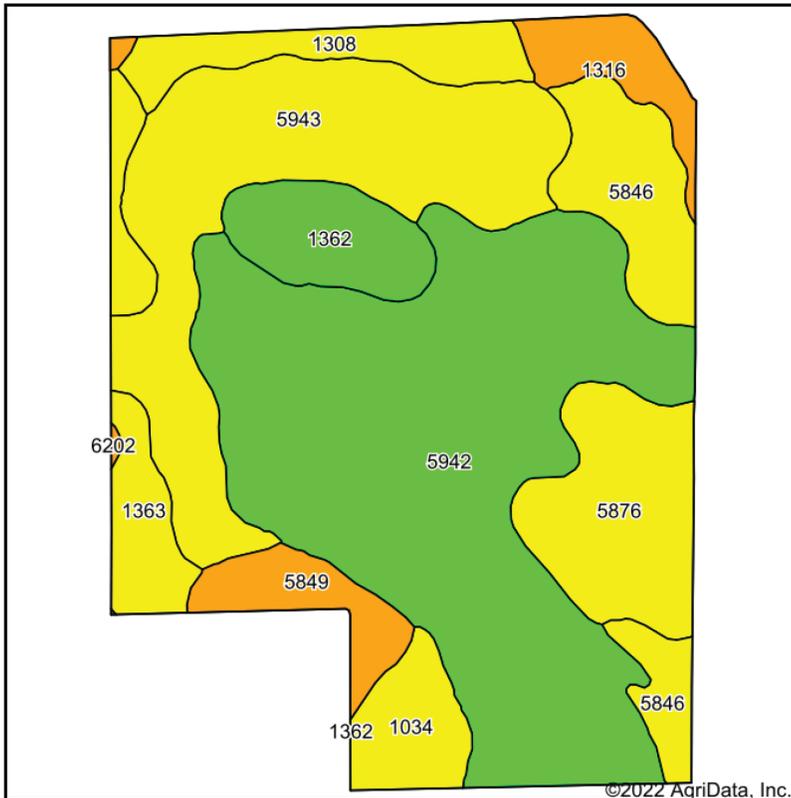
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Ron Brown Dryland and Pasture aerial map



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Brown Section 3 soil map



State: **Nebraska**
 County: **Banner**
 Location: **3-18N-54W**
 Township: **Long Springs**
 Acres: **442.7**
 Date: **3/16/2022**

Maps Provided By:

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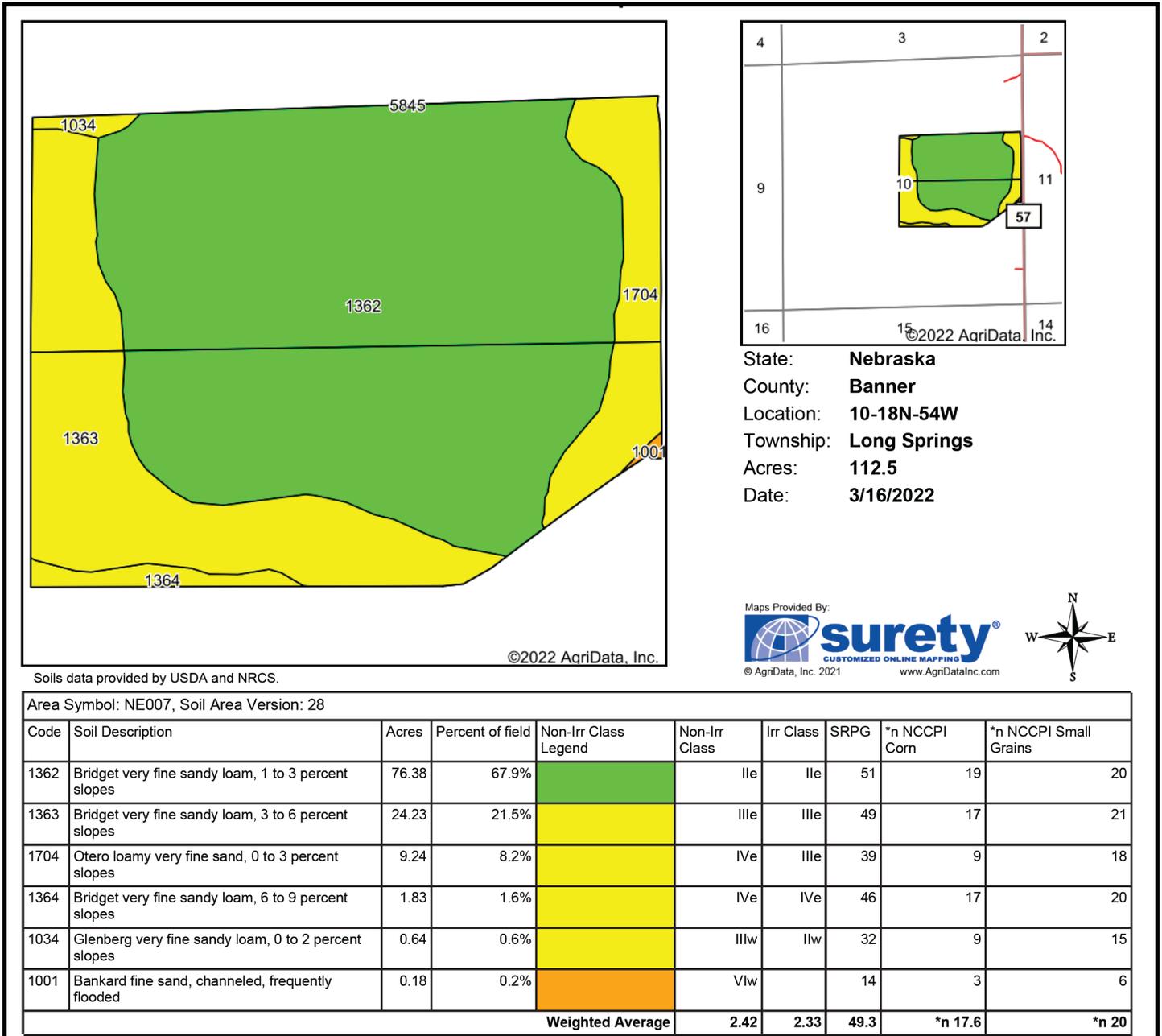
Soils data provided by USDA and NRCS.

Area Symbol: NE007, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
5942	Duroc loam, 0 to 1 percent slopes	177.65	40.1%		IIc	Iw	53	30	33
5943	Duroc loam, 1 to 3 percent slopes	89.37	20.2%		IIIe	Ile	52	11	22
5876	Tripp very fine sandy loam, 3 to 6 percent slopes	37.19	8.4%		IIIe	IIIe	53	12	23
5846	Mitchell very fine sandy loam, 6 to 9 percent slopes	33.15	7.5%		IVe	IVe	42	12	22
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	20.78	4.7%		IIIe	IIIe	49	17	21
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	20.63	4.7%		Ile	Ile	51	19	20
1308	Bayard very fine sandy loam, 3 to 6 percent slopes	19.28	4.4%		IVe	IIIe	43	11	22
1034	Glenberg very fine sandy loam, 0 to 2 percent slopes	15.42	3.5%		IIIw	IIw	32	9	15
5849	Mitchell-Epping complex, 9 to 30 percent slopes	14.71	3.3%		Vle		24	9	16
1316	Bayard-Dix complex, 9 to 20 percent slopes	14.18	3.2%		Vle		28	8	16
6202	Epping silt loam, 9 to 30 percent slopes	0.34	0.1%		Vls		4	5	8
Weighted Average					2.87	1.79	48.7	*n 19.2	*n 25.7

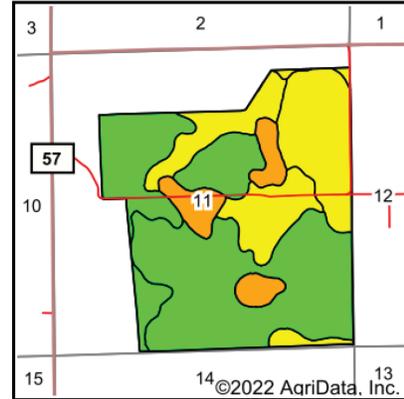
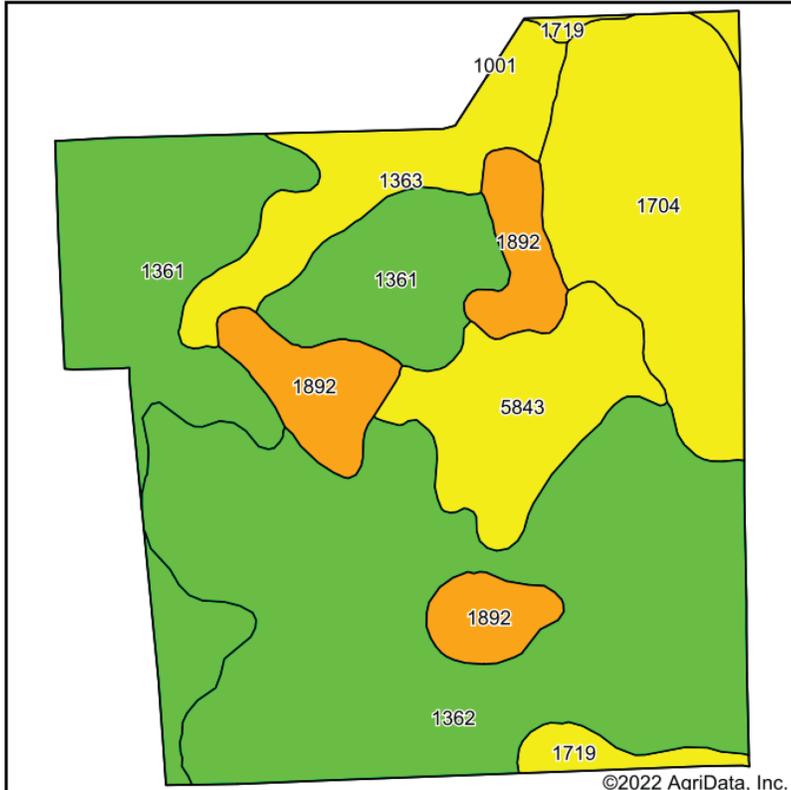
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Brown Section 10 soil map



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Brown Section 11 soil map



State: **Nebraska**
 County: **Banner**
 Location: **11-18N-54W**
 Township: **Long Springs**
 Acres: **414.6**
 Date: **3/16/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE007, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains		
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	159.00	38.4%		Ile	Ile	51	19	20		
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	86.28	20.8%		Ilc	Ile	52	19	20		
1704	Otero loamy very fine sand, 0 to 3 percent slopes	62.64	15.1%		IVe	IIIe	39	9	18		
5843	Mitchell very fine sandy loam, 0 to 1 percent slopes	34.36	8.3%		IIIc	Ile	47	13	23		
1892	Valent loamy fine sand, 3 to 9 percent slopes	34.36	8.3%		VIe		23	9	13		
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	30.02	7.2%		IIIe	IIIe	49	17	21		
1719	Otero loamy very fine sand, 3 to 9 percent slopes	7.94	1.9%		IVe	IVe	35	8	17		
Weighted Average							2.83	2.10	46.3	*n 15.8	*n 19.4

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Nebraska Panhandle Road Map

