



Sloan AgLand

www.SloanAgLand.com

Farm & Ranch Real Estate Sales

190500 Hwy. 71
Gering, NE 69341

**Licensed in Nebraska
& Wyoming**

Jerry Sloan

Broker/Owner
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Jerry@SloanAgLand.com

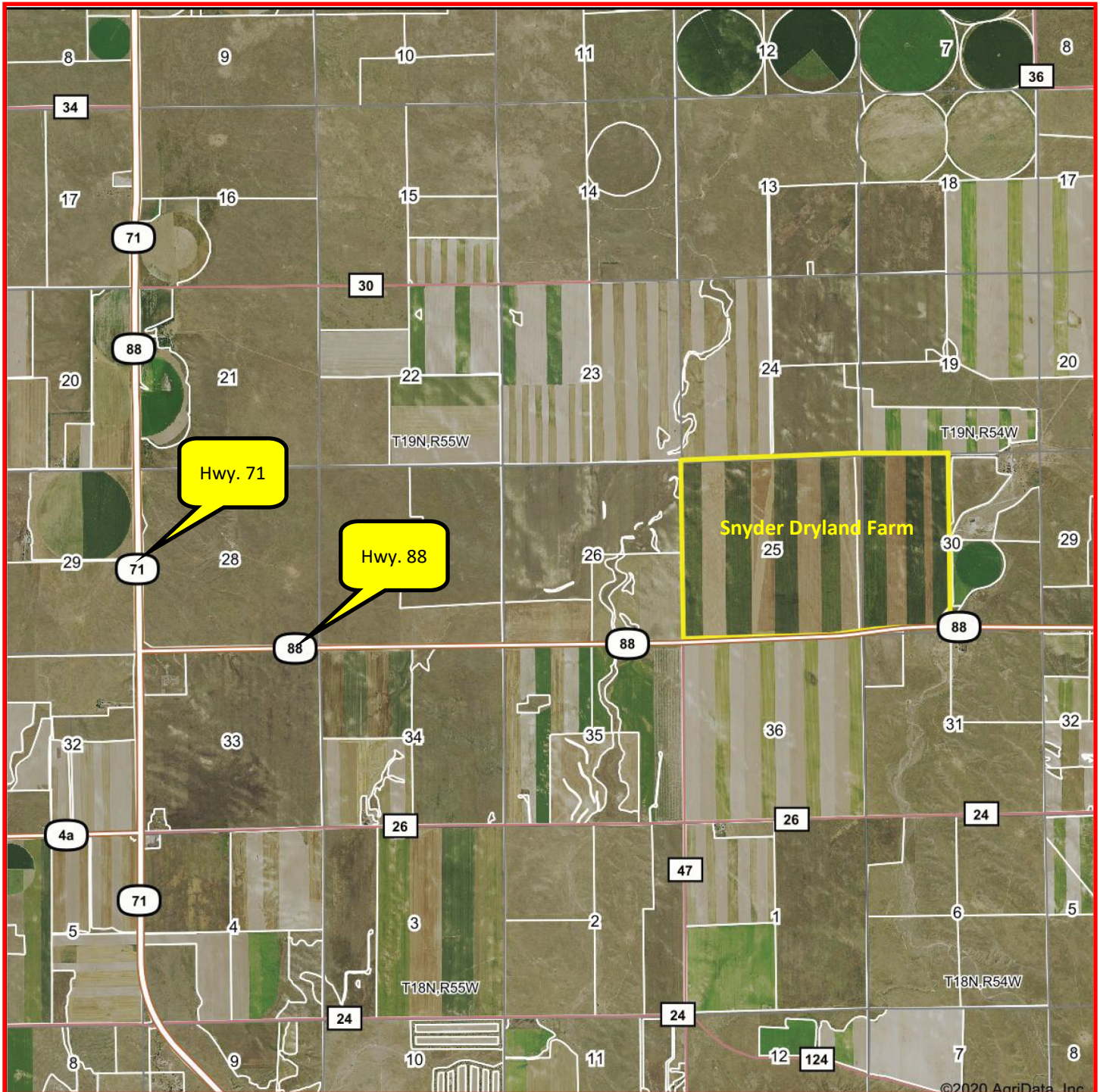
Banner County Farm For Sale

Snyder Dryland Farm



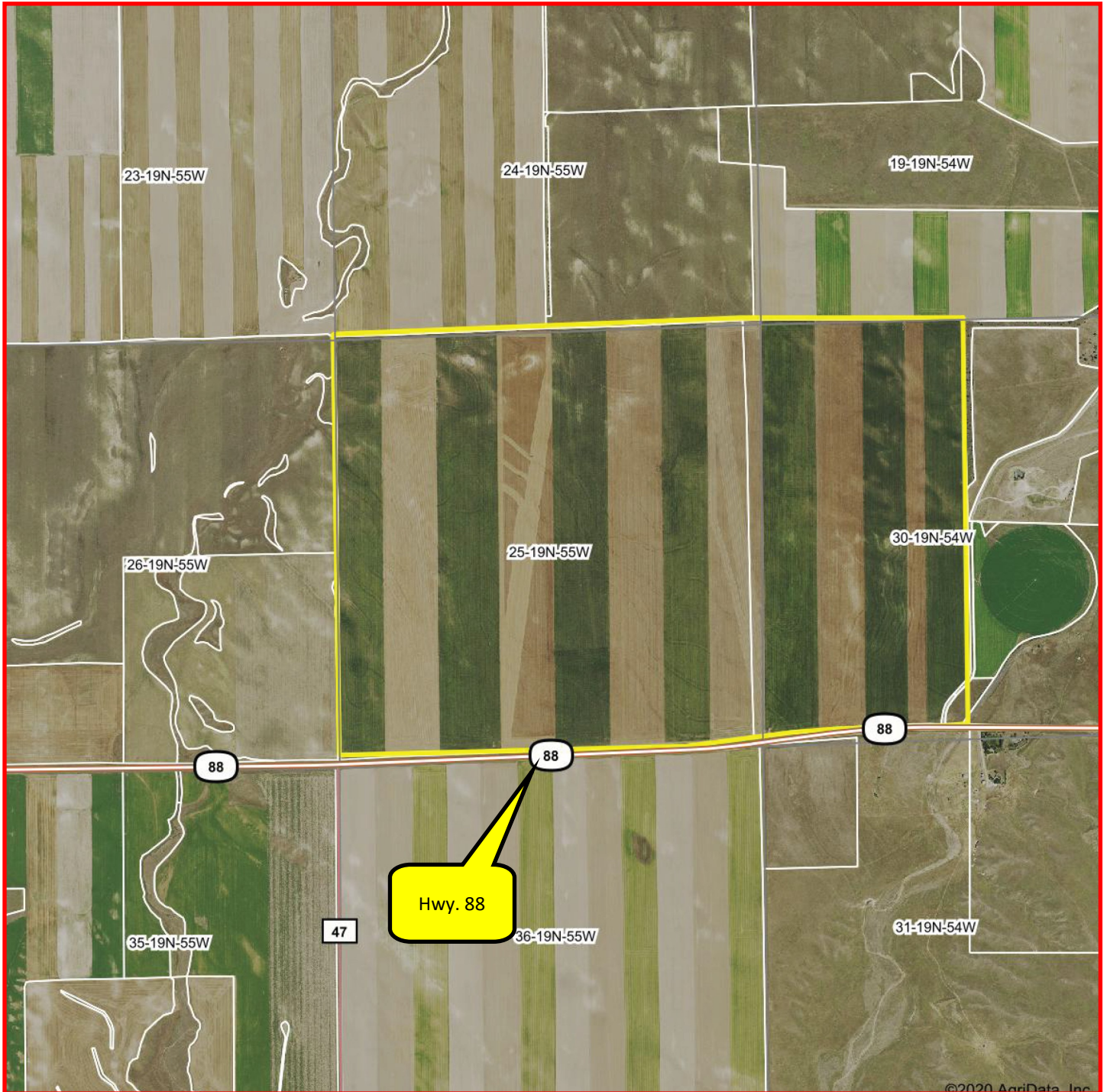
- ◆ **939 acres (1-1/2 sections) dryland farm for sale in Banner County, Nebraska.** This farm is located 3 miles east of Hwy. 71 on Hwy. 88 (north side).
- ◆ **Tenancy:** Cash lease of \$28,687.40 (\$31/acre x 925.4 acres) annually. This lease expires March 1, 2023.
- ◆ **2019 Real Estate Taxes:** \$5,921.58 (\$6.31/acre).
- ◆ **Soils:** Mostly Tripp & Alice very fine sandy loams with SRPG rating of 50.
- ◆ **Legal Description:** All of Section 25; including a tract of land deeded from the State of Nebraska Department of Roads under Deed Book 19, Pages 52-53; and EXCEPT those tracts deeded to the State of Nebraska under Deed Book 18, Pages 63-64, T19N-R55W of the 6th P.M. W1/2 of Section 30; EXCEPT those tracts deeded to the State of Nebraska under Deed Book 18, Pages 63-64; T19N-R54W of the 6th P.M., Banner County, Nebraska.
- ◆ **Asking Price is \$675/acre. Will sell in 1/2 section parcels (W1/2 Sec 25, E1/2 Sec 25, W1/2 Sec 30) at \$211,275 or \$633,825 for the 939 acres.**
- ◆ **Listing Agent: Jerry Sloan - (308) 631-5520; Email: Jerry@SloanAgLand.com.**

Area Map



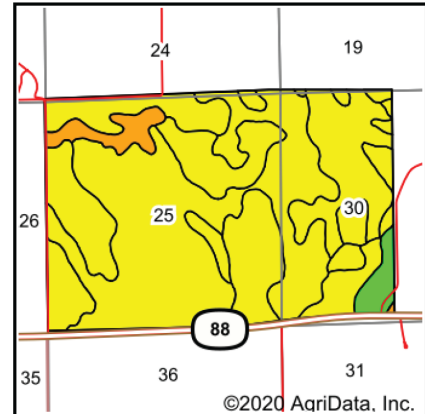
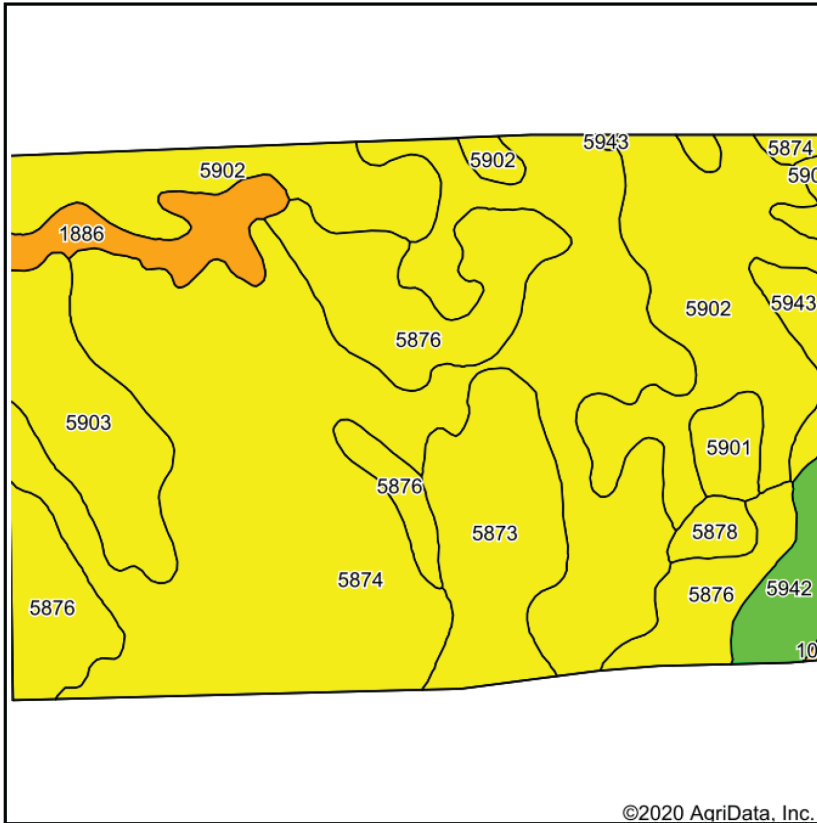
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Sloan AgLand are approximations only, to be used as a general guideline, and not intended as survey accurate.

Snyder Dryland Farm Aerial Map



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Snyder Dryland Farm Soil Map



State: **Nebraska**
 County: **Banner**
 Location: **25-19N-55W**
 Township: **Long Springs**
 Acres: **932.61**
 Date: **10/21/2020**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE007, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Small Grains	
5874	Tripp very fine sandy loam, 1 to 3 percent slopes	409.29	43.9%		IIIe	Ile	56	12	23	
5902	Alice fine sandy loam, 3 to 6 percent slopes	170.58	18.3%		IVe	IIIe	40	10	19	
5876	Tripp very fine sandy loam, 3 to 6 percent slopes	131.20	14.1%		IIIe	IIIe	53	12	23	
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	70.28	7.5%		IIIc	Ile	57	12	23	
5903	Alice fine sandy loam, 6 to 9 percent slopes, eroded	59.97	6.4%		IVe	IVe	38	9	17	
1886	Valent fine sand, 3 to 9 percent slopes	29.91	3.2%		VIe	IVe	21	9	14	
5942	Duroc loam, 0 to 1 percent slopes	22.75	2.4%		IIc	Iw	53	30	33	
5943	Duroc loam, 1 to 3 percent slopes	15.51	1.7%		IIIe	Ile	52	11	22	
5901	Alice fine sandy loam, 0 to 3 percent slopes	13.37	1.4%		IIIe	Ile	42	10	19	
5878	Tripp very fine sandy loam, 6 to 9 percent slopes	9.04	1.0%		IVe	IVe	51	12	22	
1001	Bankard fine sand, channeled, frequently flooded	0.71	0.1%		VIw		14	3	6	
Weighted Average							50	*n 11.7	*n 21.7	

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

Nebraska Panhandle Road Map

