

**FOR SALE**

# 164 Acres+/- Culbertson, NE

This is a good dryland farm located NW of Culbertson NE. A portion of the farm is currently planted to wheat. The crop area of the farm is level. This is a productive farm with immediate possession available on the un-planted acres. The present wheat crop can be negotiated with the current tenant. Here is an opportunity to own a good farm in Hitchcock county.



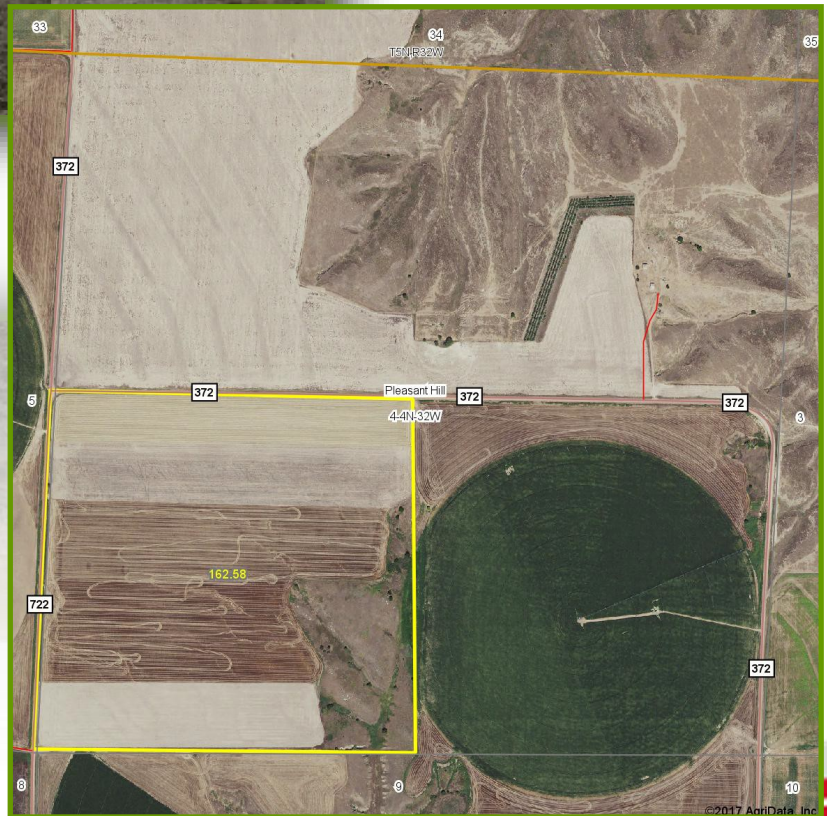
### FSA-156EZ Crop Year 2017

Farmland: 160.34

Cropland & Effective DCP  
Cropland: 135.53

Wheat Base Acres: 104.70

PLC Yield: 41



4-4N-32W

Hitchcock County Nebraska

Pleasant Hill Township

2015 Taxes \$2,723.34

**\$287,000**

*Contact us today!*

**DON KRACKE**

402-432-3462

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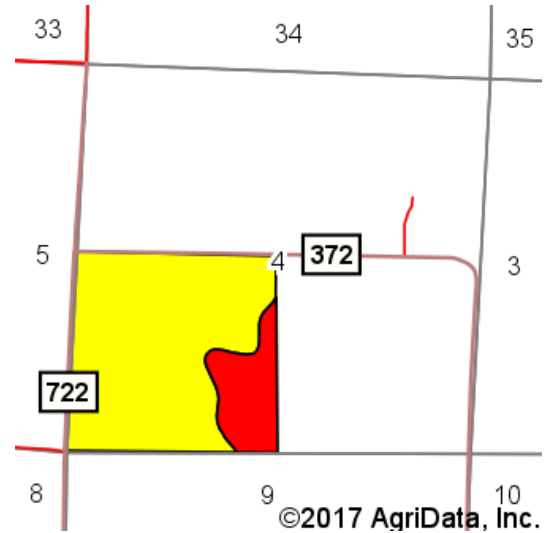
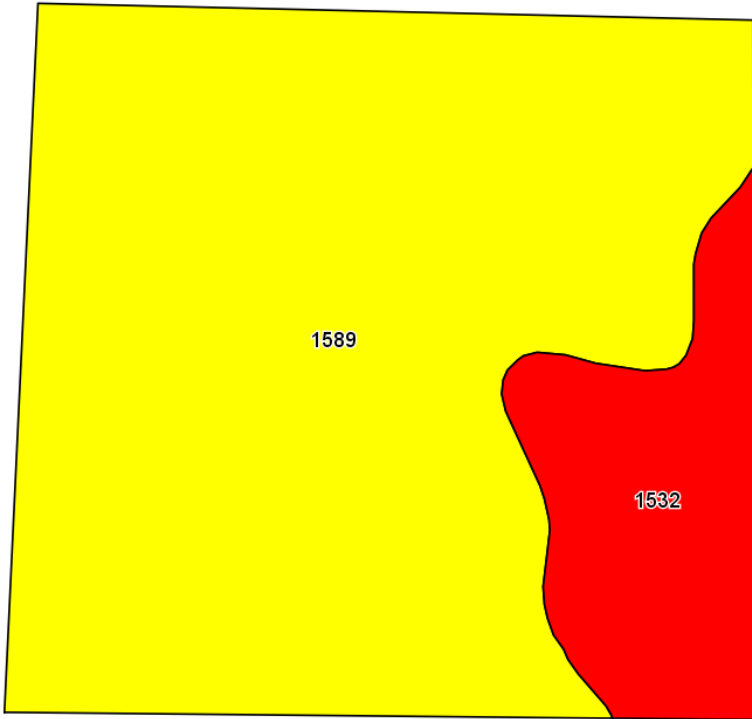


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## Soils Map

4-4N-32W Hitchcock County NE



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Area Symbol: NE087, Soil Area Version: 15

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	Wheat	Winter wheat
1589	Blackwood silt loam, 1 to 3 percent slopes	135.61	83.4%	Yellow	Ile	Ile	65			5	38	139	38	104	40
1532	Gulco silt loam, 9 to 30 percent slopes	26.97	16.6%	Red	Vle		26	1	3	15			17	20	
<b>Weighted Average</b>							<b>68.6</b>	<b>0.2</b>	<b>4.7</b>	<b>34.2</b>	<b>116.8</b>	<b>34.6</b>	<b>88.7</b>	<b>3.3</b>	<b>33.4</b>



Are you or someone you know looking for a property like this? Donald Kracke is an Accredited Land Consultant ALC working with agricultural clients throughout the United States.

We are licensed in Iowa, Kansas, Missouri, Nebraska and South Dakota.



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Contact us today!

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