

# LADÉAN BRAUNER ESTATE FARM

Platte County, Nebraska

40.00 Acres

## GENERAL DESCRIPTION

Ladean Brauner passed away, and his family is selling the west 40 acres of the North 3/4 of the Northwest Quarter of Section 9, Township 19 North, Range 1 East, Platte County, Nebraska. The property that is being sold is presently in row crop production. Most years a rotation of corn and soybeans is being followed. A gravel county road forms the northern and western boundaries. Acreage for new home construction also available.

## LOCATION

From the intersection of 18th Avenue and Highway 30 in Columbus, Nebraska, go 14 miles North on 18th Avenue, then 1 mile East. Farm is on the South side of the road.

## LEGAL DESCRIPTION

The West 40 acres of the North 3/4 of the Northwest Quarter of Section 9, Township 19 North, Range 1 East of the 6th P.M., Platte County, Nebraska.

## FSA INFORMATION

The tract being sold is part of a larger tract. FSA information for the larger tract is:

Farmland	120 acres
Cropland	109.7 acres
Corn base	105.9 acres
Soybean base	2.7 acres
Corn direct payment yield	81 bushels per acre
Soybean direct payment yield	25 bushels per acre
Corn CC yield	81 bushels per acre
Soybean CC yield	25 bushels per acre

## SOIL CLASSIFICATIONS

CsC2 - Crofton-Nora complex, 2 to 6 percent slopes, eroded  
MoC2 - Moody silty clay loam, 3 to 6 percent slopes, eroded  
NpD2 - Nora-Crofton complex, 6 to 11 percent slopes, eroded

## 2007 REAL ESTATE TAXES

The taxes on the parent tract are \$3,756.74. The taxes on the 40 acres being sold should be around \$1,252.24, but this is only a proration of the parent tax amount and will vary after the Assessor changes the value.

## SURVEY

To be completed prior to closing

## POSSESSION

January 1, 2009

## PRICE

\$200,000.00, or \$5,000.00 per acre



Offered Exclusively By:

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