

**PEACH ESTATE**  
Platte County  
80 Acres Dryland Crop

**Legal Description**

The North Half of the Southeast Quarter Section 11,  
Township 18 North, Range 3 West of the 6<sup>th</sup> P.M., Platte  
County, NE

**Location**

The farm is located one mile West of Monroe on Highway 22  
and 5 miles North on 385<sup>th</sup> Ave. on the West side of the road.

**Soil Classifications**

Hobbs Silt Loam, 0-2 percent slopes, 13.5 acres  
Belfore Silty Clay Loam, 0-2 percent slopes, 4.4 acres  
Nora-Crofton Complex, 11-17 percent slopes, 4.4 acres  
Nora-Crofton Complex, 6-11 percent slopes, 40.3 acres  
Moody Silty Clay Loam, 2-6 percent slopes, 6.6 acres  
Moody-Silty Clay Loam, 2-6 percent slopes, 9.5 acres

**ASCS Information**

Farmland	76.7 acres
Effective DCP Cropland	76.7 acres
Corn Base	62 acres
Soybean Base	11.2 acres
Wheat Base	1.7 acres

**2016 ARC County Payment**

\$2,100

**2016 Real Estate Taxes**

\$4,762.04

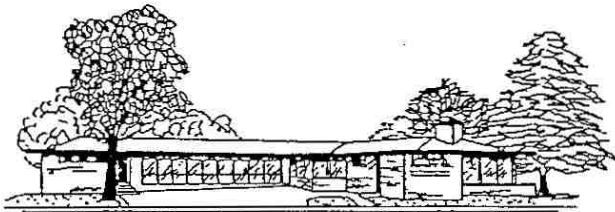
**Price**

\$712,000 or \$8,900 per acre

Offered Exclusively By:

**Rambour Realty Co.**

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