



**160 ± ACRES FOR
SALE
HAMILTON
COUNTY, NE**



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EDGEWATER

Insurance + Real Estate

Curtis Morriscal

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1125 S 103rd St, Suite 110

Omaha, NE 68124

160± Acres

\$2,480,000

PROPERTY OVERVIEW

ACRES:

Tract 1 : 160± Acres

TOTAL: 160± Acres

LEGAL DESCRIPTION:

The NE 1/4 of Section 36, Township 9 North, 8 West, in Hamilton County, Nebraska Containing 240.09 +- Acres.

POSSESSION:

Immediate

LOCATION:

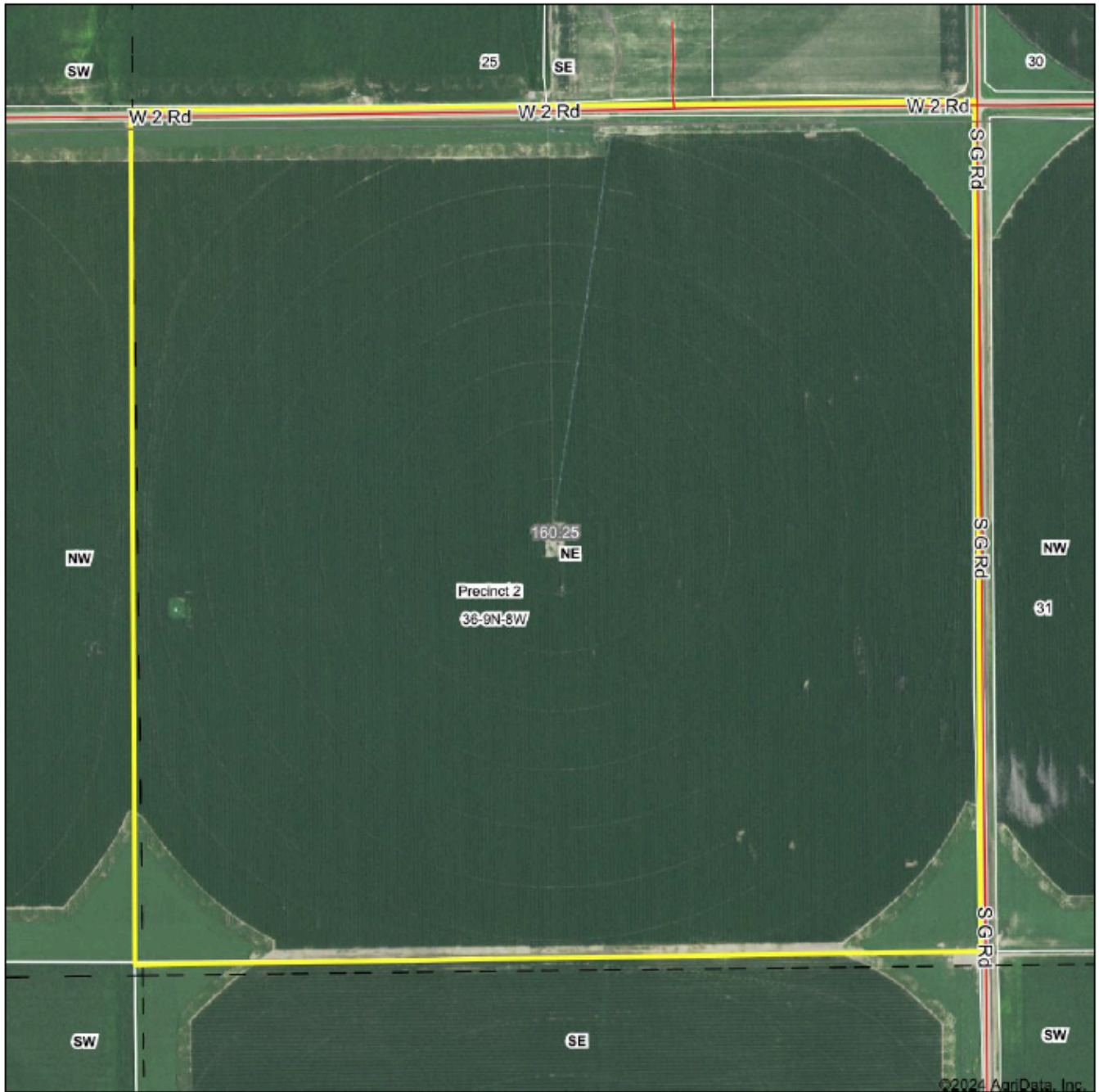
Located 4 miles South of Giltner, Nebraska or about 20 miles North East of Hastings. Call for directions to get to the property!

DESCRIPTION:

A prime agricultural property in Hamilton County, Nebraska, offering 160± acres of fertile Class 1 and Class 2 soils, predominantly Hastings Silt Loam. This farm is pivot irrigated with two wells located on the property. For many years, it has been dedicated to Seed Corn production in partnership with Corteva and Pioneer Hi-Bred, reflecting its excellent productivity and suitability for high-value crops. This is an exceptional opportunity for anyone looking to invest in top-quality farmland in a highly productive region.

AERIAL MAP

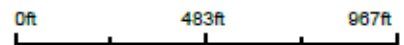
Aerial Map



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Boundary Center: 40° 42' 33.26, -98° 10' 24.66



36-9N-8W
Hamilton County
Nebraska



9/13/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

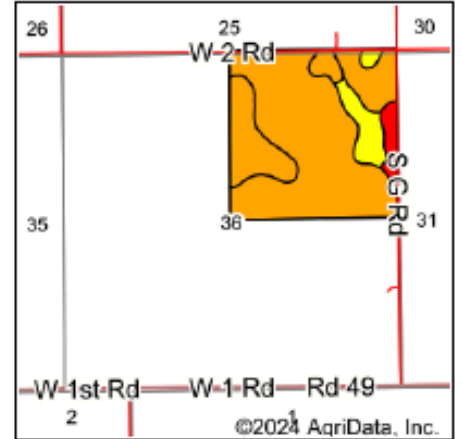
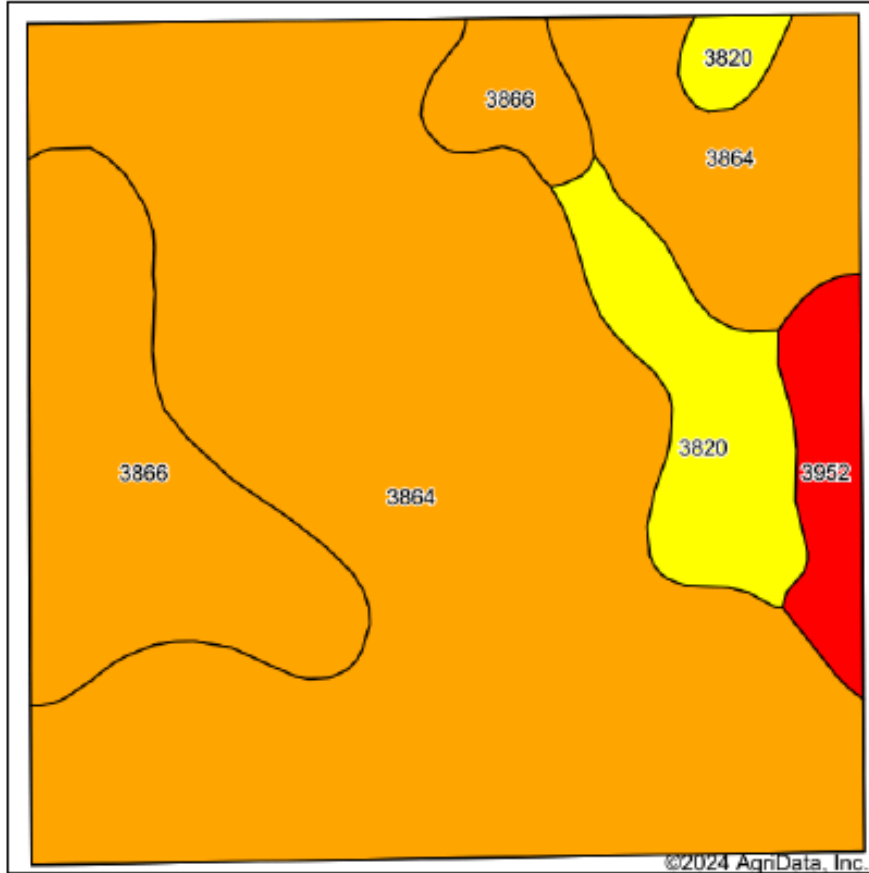
160 ± Acres Hamilton County, NE

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SOIL MAP

Soils Map



State: **Nebraska**
 County: **Hamilton**
 Location: **36-9N-8W**
 Township: **Precinct 2**
 Acres: **160.25**
 Date: **9/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE081, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3864	Hastings silt loam, 0 to 1 percent slopes	113.94	71.1%		Iw	Iw	74
3866	Hastings silt loam, 1 to 3 percent slopes	27.10	16.9%		Ile	Ile	72
3820	Butler silt loam, 0 to 1 percent slopes	13.16	8.2%		IIw	IIw	65
3952	Fillmore silt loam, frequently ponded	6.05	3.8%		IIIw	IVw	31
Weighted Average					1.33	1.36	71.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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