



LANCASTER COUNTY

**178.19
ACRES M/L**

15335 SW 14th St. , Martell, NE 68404

PEOPLES COMPANY is proud to offer 178.19+/- acres in Lancaster County Nebraska. Located just north of Martell, this property has easy access from Highway 33 and is only about 2 miles west of Highway 77. Of the 178.19+/- acres about 155 acres are tillable and rented through a local producer. The remaining acres contain a nice build spot and two ponds. The access to this property is only 1/2 mile of a gravel road with another entrance on the north side of the property, ideal for getting to the west side of the farm. On the south side of the property, there is an excellent hunting area that has a small pond that holds ducks and geese. For the avid deer hunter,

this would be the perfect location to set up a blind for those early morning hunts. With the close proximity to Lincoln, you could be in your blind in no time. For the local producer looking to expand their operation access doesn't come any better. With this property only 1/2 mile from Highway 33 your grain trucks can be moving quickly to the elevator. Another benefit to this property is the possibility of an acreage development. Downtown Lincoln is only about 20 minutes north, so it would make for a great development for owners looking to get away from the city, but still have access to all the benefits of Lincoln, please call today for a private tour!

CONTACT

DYLAN DUREN

402.215.4161

Dylan@PeoplesCompany.com








NIC SMITH

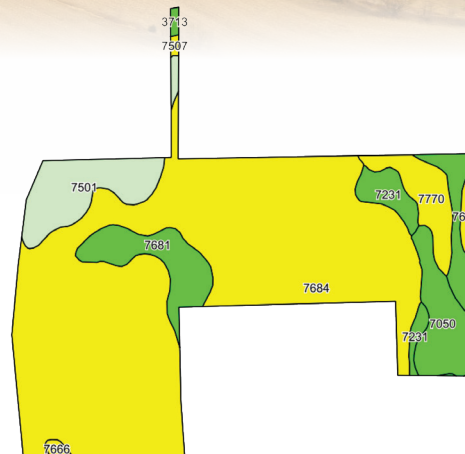
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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	SRPG
7684	Wymore silty clay loam	125.52	70.4%		70
7501	Pawnee clay loam	13.43	7.5%		-
7231	Judson silt loam	10.06	5.6%		74
7681	Wymore silty clay loam	10.06	5.6%		72
7050	Kennebec silt loam	9.45	5.3%		73
7770	Colo silty clay loam	7.29	4.1%		60
7666	Mayberry silty clay loam	1.65	0.9%		60
			Wtd Avg		64.6



DIRECTIONS

From Rippey, Iowa: Travel east out of town on County Highway E57/290th Street for 1.50 miles. The farm is located on the north side of the highway. Look for the Peoples Company sign.

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