

LAND FOR SALE

JK LAND RANGELAND PARCEL #2



- LOCATION:** 6 miles north and 2 miles east of Lexington. (located on the corner of Rd 762 & Wylie Canyon Rd)
- LEGAL DESCRIPTION:** Those portions of the E1/2 E1/2 Section 33 lying east of Wylie Canyon Road except 6.0 acre acreage site; All of Section 34 except NPPD substation tract; All Section 35; all in T11N-R21W of the 6th P.M., Dawson County, Nebraska
- PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 1,428.0 acres. Property consists entirely of good quality rolling hardland pasture, that has excellent fencing and very good livestock water availability.
- IMPROVEMENTS:** A modest set of corrals located near the west boundary.
- LIVESTOCK WATER:** Livestock water is provided by a well equipped with an electric submersible, which supplies water to seven water sites located throughout the property. There are also seven stock dams.
- FENCING:** Property is cross fenced into five separate pastures with the majority of the fences consisting of newly constructed five strand barb wire on wooden posts.
- SCHOOL LAND:** The property is currently utilizing 37.0 acres of school land in the northeast corner and west of Dry Fork Road, while the Nebraska School Lands is utilizing 27.0 acres owned by JK Land in the southeast and east of Dry Fork Road. This has historically been done via a verbal land trade agreement.
- REAL ESTATE TAXES:** 2016 Real Estate Tax - \$22,981.30
- LIST PRICE:** ~~\$3,570,000.00~~ \$3,284,400 Cash **Price Reduced**



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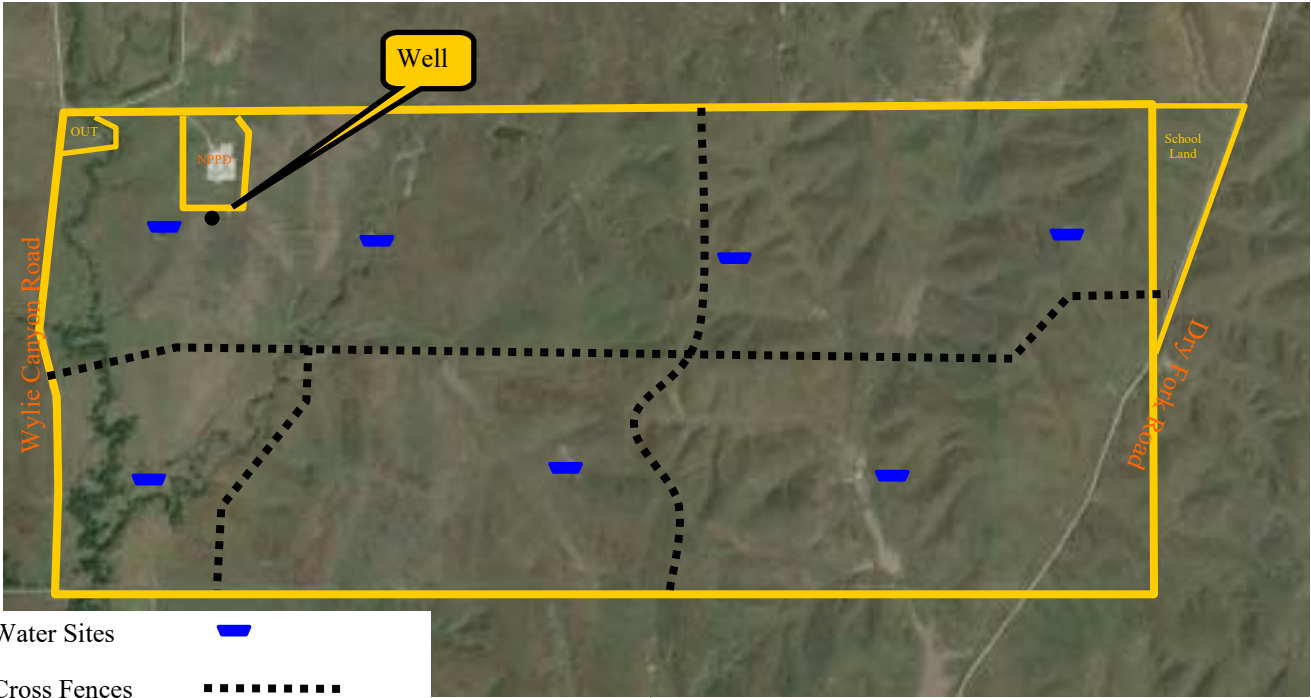
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.



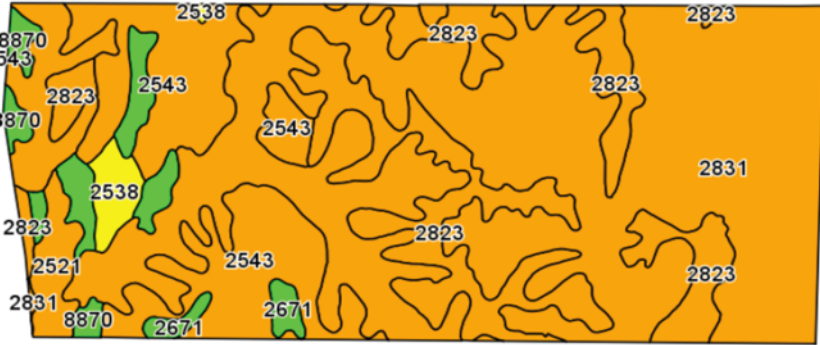
COMMENT: This is a tremendous pasture which offers great location along with excellent fencing and livestock water availability.

CONTACT: Bart Woodward, Listing Agent (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, Kent Richter, Sales Associates



Area Symbol: NE047, Soil Area Version: 12

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	840.40	58.5%		Vle		26				
2823	Uly silt loam, 11 to 17 percent slopes, eroded	251.03	17.5%		Vle		53				
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	221.83	15.4%		Vle						
8870	Hard silt loam, 1 to 3 percent slopes	43.97	3.1%		Ile	Ile	72	3	62	57	39
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	29.09	2.0%		Ile	Ile	68				
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	28.93	2.0%		Vle	Vle	42				
2538	Coly silt loam, 6 to 11 percent slopes, eroded	21.39	1.5%		Ile	Ile	48				
Weighted Average							29.6	0.1	1.9	1.7	12

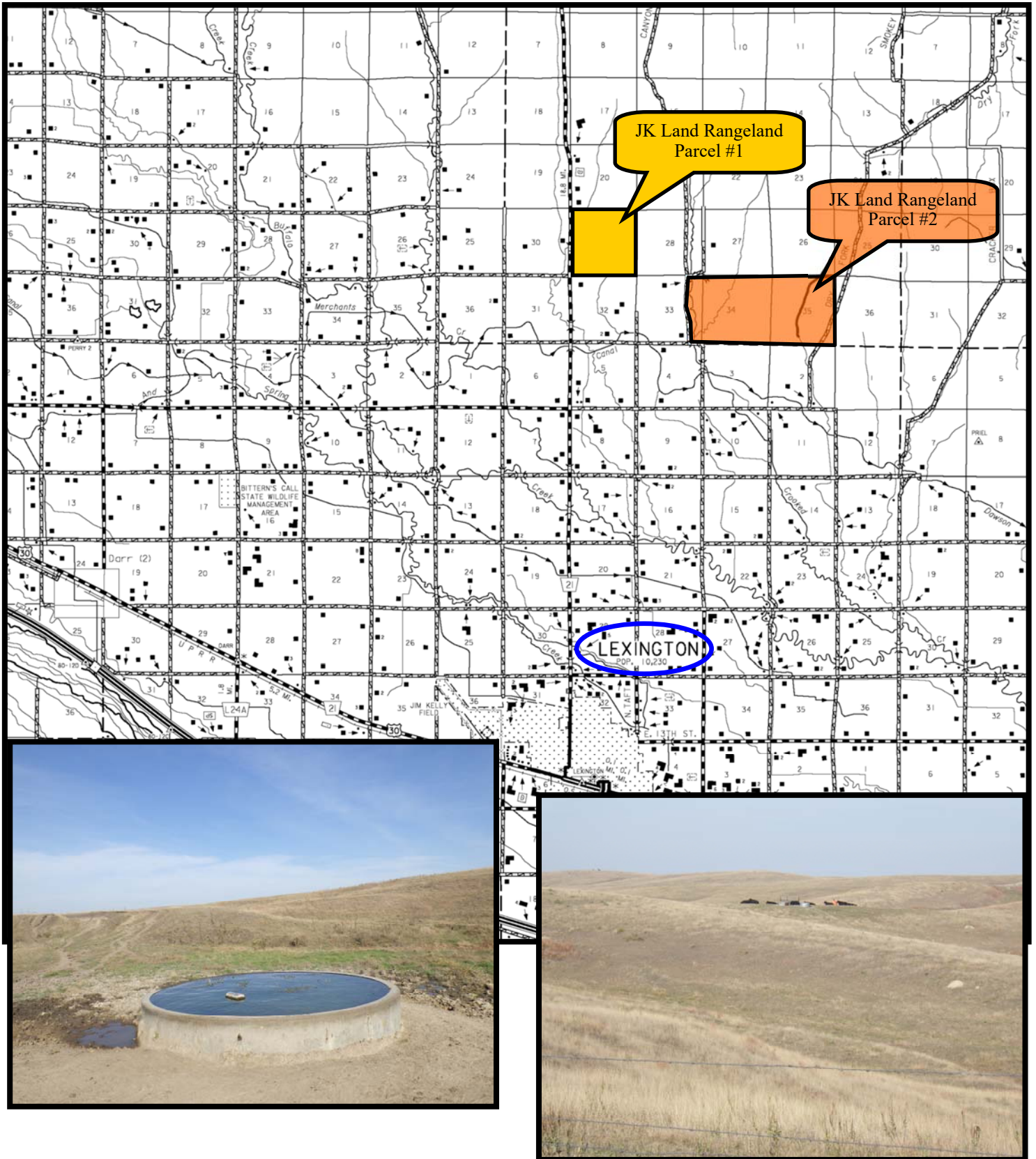


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