

LAND FOR SALE

Sunol Dryland & Pasture



Location:

The property is located in 2 parcels near the Sunol, Nebraska I-80 Interchange.

Legal Description:

Parcel #1 - S1/2, NE1/4 Section 18-T13N-R47W;

Parcel #2 - SE1/4 (lying South of I-80) Section 12-T13N-R48W, All in Cheyenne County, NE.

Acres:

Parcel #1 - 483.16 tax assessed acres;

Parcel #2 - 139.75 tax assessed acres

Taxes:

2016 taxes payable in 2017:

Parcel #1 - \$3,945;

Parcel #2 - \$813

Price:

Parcel #1 - \$310,000;

Parcel #2 - \$50,000

Comments:

This property has excellent location and access on County Road 135 & I-80 interchange.

Contact:

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Bruce Dodson, Brian Reynolds, John Childears,

Chase Dodson, Tony Eggleston, Don Walker

Agri Affiliates—Providing Farm, Ranch Real Estate Services

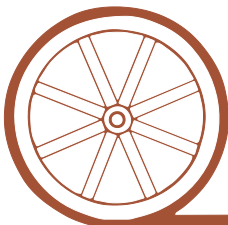


Mike Polk,
Co-Listing Agent



Roger Luehrs,
Co-Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

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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.



Parcel 1

FSA

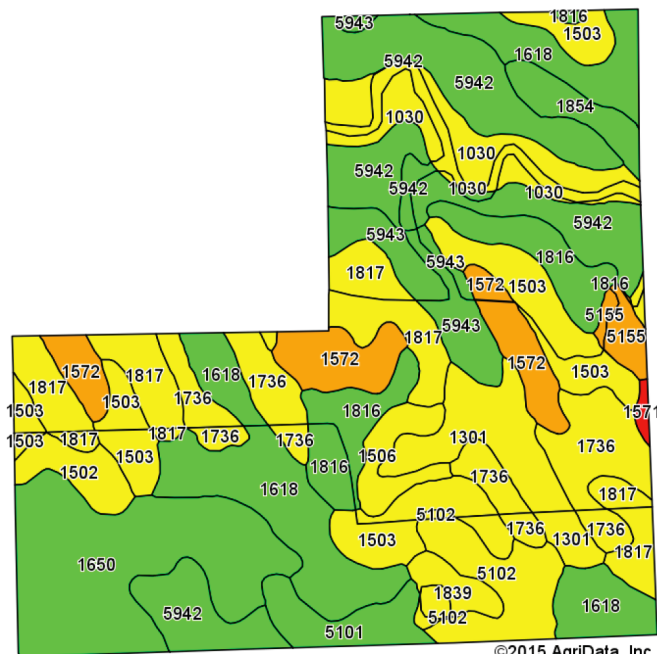
Information:

Parcel #1 - 315.15 Ac. Cropland; 147.41 Ac Wheat Base at 34 Bu PLC yield;
Parcel #2 - 68.59 Ac Cropland; 32.09 Ac Wheat Base at 34 Bu PLC yield

Current

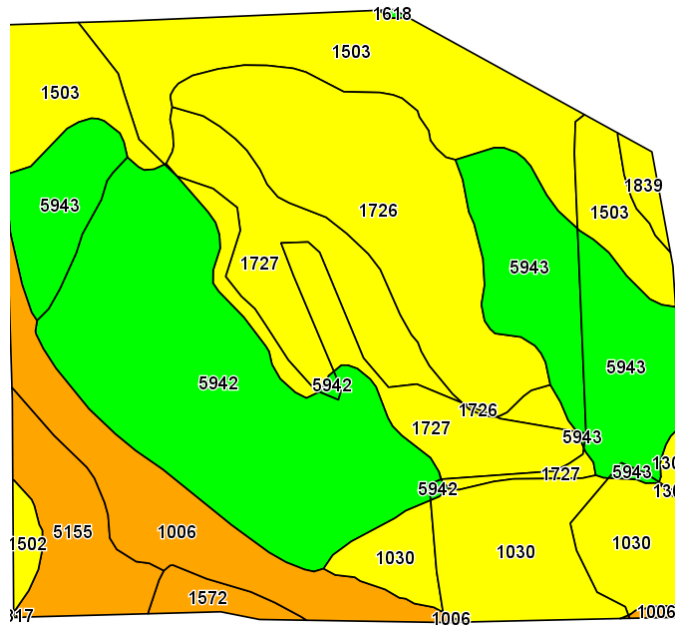
Usage:

Parcel #1 - 132.2 acres planted to winter wheat, 182.95 Ac summer fallow & 150 Ac in grass with livestock water provided by a windmill and two stock tanks.
Parcel #2 - 19.87 acres summer fallow, 119.28 acres grass.



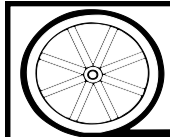
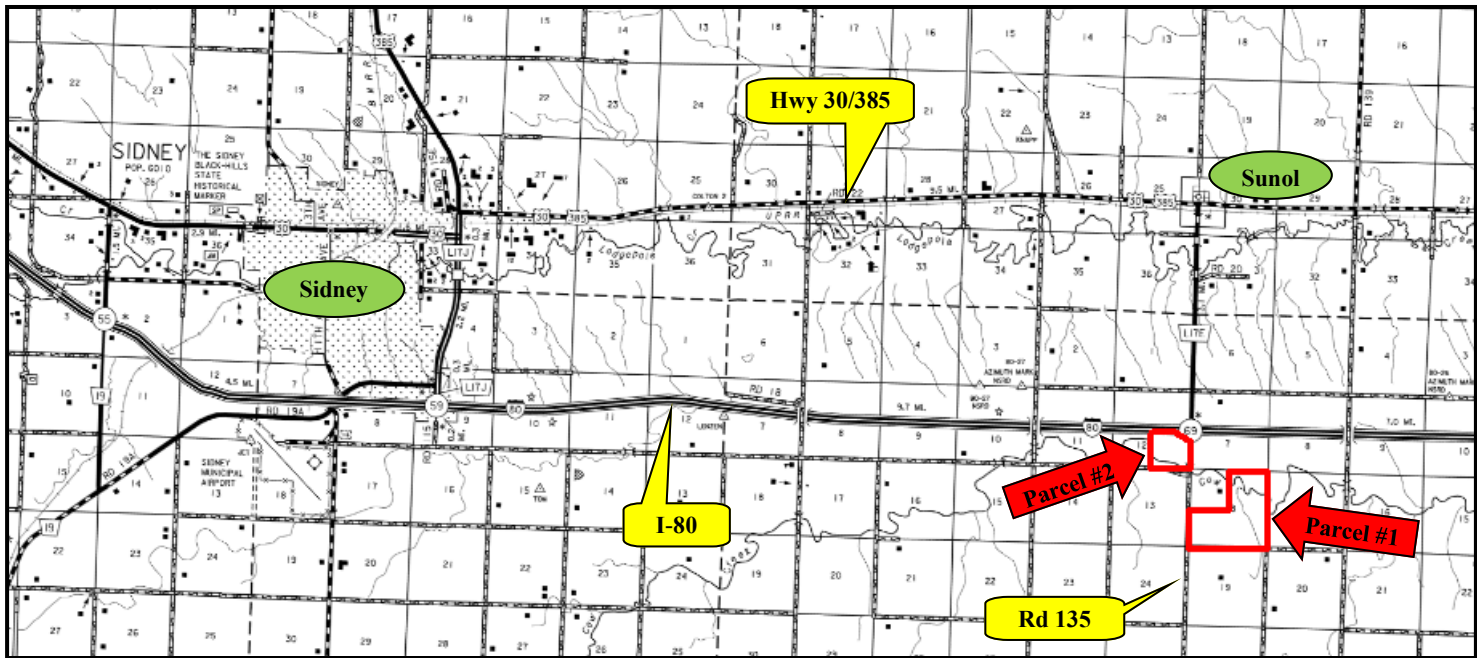
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
5942	Duroc loam, 0 to 1 percent slopes	63.48	13.3%		IIc	Iw
1618	Keith loam, 1 to 3 percent slopes	57.38	12.1%		Ile	Ile
1650	Kuma loam, 0 to 1 percent slopes	52.47	11.0%		IIc	Iw
1503	Altvan loam, 3 to 6 percent slopes	45.40	9.5%		IVe	IVe
1817	Satana loam, gravelly substratum, 3 to 6 percent slopes	37.82	7.9%		IIIe	IIIe
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	36.63	7.7%		IVe	
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	28.43	6.0%		IIIe	Ile
1816	Satana loam, gravelly substratum, 1 to 3 percent slopes	25.38	5.3%		Ile	Ile
1572	Dix gravelly loam, 3 to 9 percent slopes	25.19	5.3%		VIIs	
1301	Bayard fine sandy loam, 3 to 6 percent slopes	21.99	4.6%		IVe	IIIe
5943	Duroc loam, 1 to 3 percent slopes	17.49	3.7%		Ile	Ile
5102	Alliance loam, 3 to 6 percent slopes	16.91	3.6%		IIIe	IIIe
5101	Alliance loam, 1 to 3 percent slopes	10.87	2.3%		Ile	Ile
1854	Ulysses loam, 1 to 3 percent slopes	8.18	1.7%		Ile	Ile
1506	Altvan-Dix complex, 3 to 9 percent slopes	8.00	1.7%		IVe	IVe
1502	Altvan loam, 1 to 3 percent slopes	7.88	1.7%		IIIe	IIIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	6.70	1.4%		IVe	
5155	Canyon-Bayard complex, 6 to 20 percent slopes	4.91	1.0%		VIIs	
1571	Dix gravelly loam, 9 to 50 percent slopes	1.03	0.2%		VIIs	

Parcel 2



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	27.63	19.9%		IIc	Iw
1503	Altvan loam, 3 to 6 percent slopes	22.67	16.3%		IVe	IVe
5943	Duroc loam, 1 to 3 percent slopes	18.74	13.5%		IIe	IIe
1726	Rosebud loam, 1 to 3 percent slopes	17.54	12.6%		IIIe	IIIe
1727	Rosebud loam, 3 to 6 percent slopes	17.52	12.6%		IVe	IIIe
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	14.66	10.5%		IIIe	Ile
1006	Bankard loamy fine sand, channeled, frequently flooded	10.42	7.5%		VIw	
5155	Canyon-Bayard complex, 6 to 20 percent slopes	6.09	4.4%		Vis	
1572	Dix gravelly loam, 3 to 9 percent slopes	1.55	1.1%		Vis	
1502	Altvan loam, 1 to 3 percent slopes	0.95	0.7%		IIIe	IIIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	0.95	0.7%		IVe	
1301	Bayard fine sandy loam, 3 to 6 percent slopes	0.43	0.3%		IVe	IIIe





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