

NEBRASKA REAL ESTATE FOR SALE

Brule Non-Irrigated Farm



LOCATION: Approximately 7 miles north of Brule, NE on the corner Road West 120 and Road West G.5.
Property is 2 miles off of US Hwy 26 .

LEGAL DESCRIPTION: T14N – R40W of the 6th P.M., Keith County, Nebraska,
Section 23: S2/3 of E1/2

ACRES: Keith County Assessor indicates there are 214.60 taxed acres.

TAXES: 2015 taxes payable in 2016 are \$3,768.26

LAND USE: 209.66 acres of non-irrigated cropland that consists of 82.8% Class II Duroc and Keith silt loams.

FSA BASE: The farm is enrolled into PLC and includes 109.16 acres of wheat base @ 47 bu. yield and 23.94 acres of corn base @ 127 bu. yield.

SUMMARY: This is an good farm located in a competitive area. The farm does have some very slight roll to it. It has good county road access and is 2 miles off the Highway. The farm is under a cash lease for the 117 acres of 2017 wheat crop.

PRICE: \$336,000.00 or \$1,600/ac

CONTACT: Duane McClain, Listing Broker

Cell: 308.530.0221 ~ Duane@nebraskalandbrokers.com



Nebraska Land Brokers, LLC

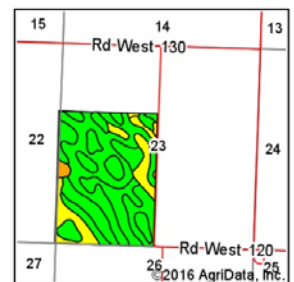
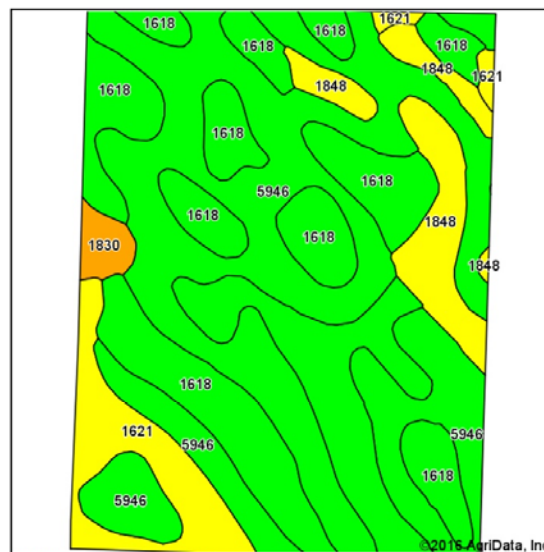
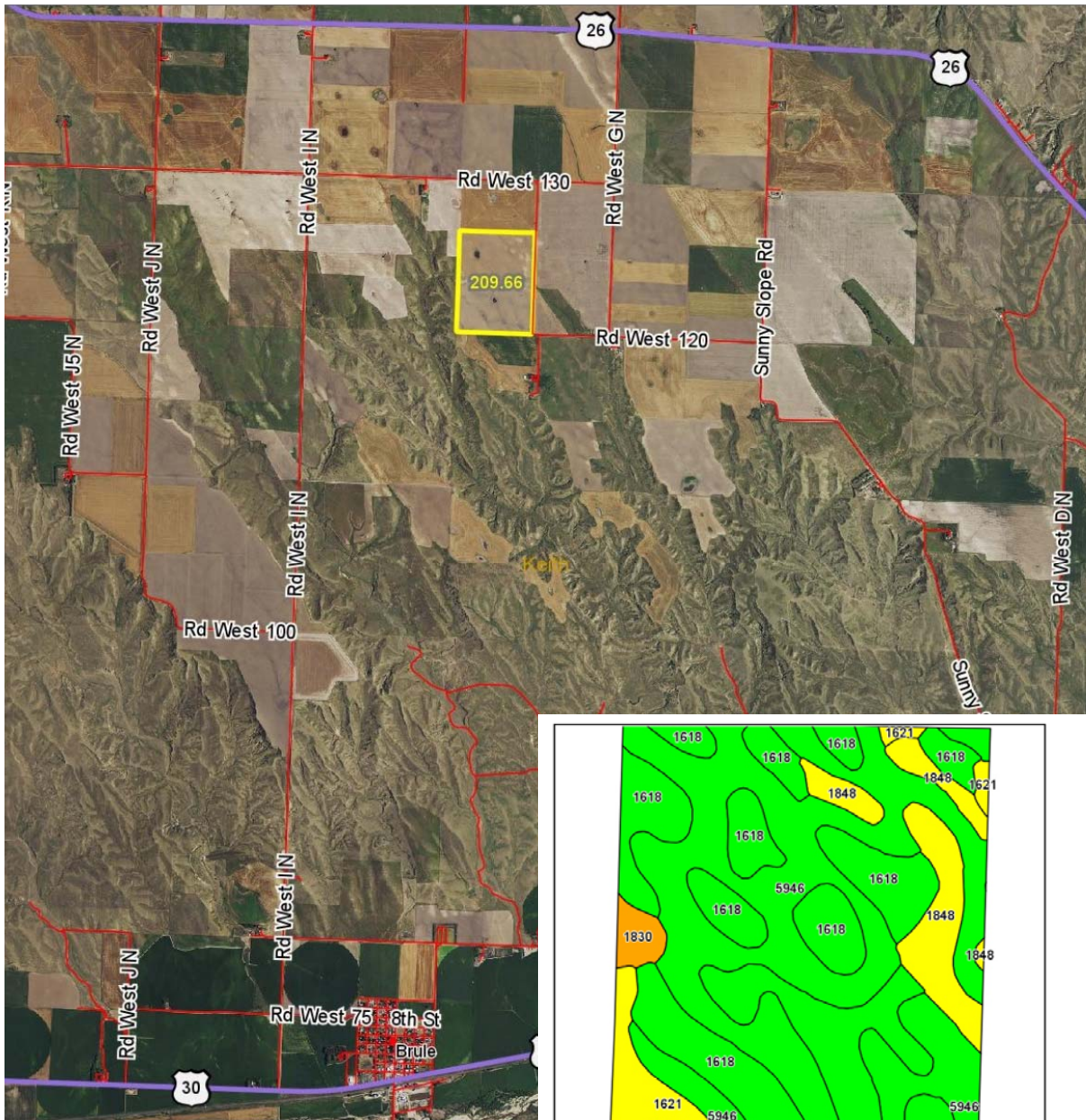
North Platte, NE

Phone 308.532.LAND

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All information herein is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.

Brule Non-Irrigated Farm



State: Nebraska
County: Keith
Location: 23-14N-40W
Township: Brule
Acres: 209.66
Date: 6/21/2016

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Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE101, Soil Area Version: 15											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Winter wheat
5946	Duroc silt loam, 1 to 3 percent slopes	95.53	45.6%		Ile	Ile	57	6	30	147	41
1618	Keith loam, 1 to 3 percent slopes	78.09	37.2%		Ile	Ile	65	6		134	40
1621	Keith loam, 3 to 6 percent slopes	16.61	7.9%		Ile	Ile	63	5	24	132	31
1848	Sulco loam, 6 to 9 percent slopes	16.42	7.8%		Ive	Ive	40				
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	3.01	1.4%		Vle		38		2	8	2
Weighted Average								58.9	5.4	15.6	127.5
										21.2	14.9

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