

FOR SALE

234 ACRES CROPLAND

N5002

DUNDY COUNTY, NEBRASKA



LOCATION: From Ough, NE go 1 miles W on CR 724, turn S on Hwy 61 and go 2 miles S to CR Rd 722. Proceed 1 mile W on CR 722 and you will be at the SE corner of the property.

LEGAL: Township Four (4) North, Range Thirty-Eight (38) West, Section Twenty-Four (24): Part of the E2

ACREAGE: 234.22 +/- acres

MINERALS: 100% of the minerals owned by seller will convey to the buyer at closing.

CROPS: 100% of the growing crops will convey to the buyer at closing.

TAXES: 2015 Taxes—\$1,967.24—Taxes for 2015 will be paid by the Seller, 2016 taxes will be prorated to the date of closing.

PRICE: \$510,000.00



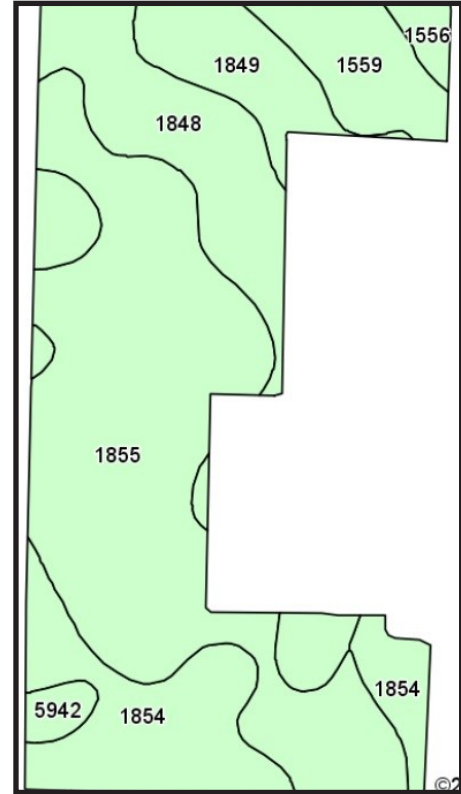
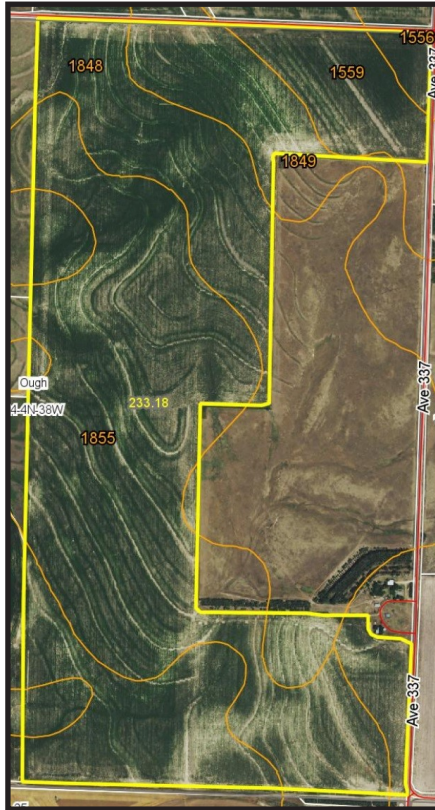
Colorado Land
Investments I, LLC

Larry J. Hostetler - Managing Broker
719-346-8661 (Office)

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FSA AND SOIL MAPS



Area Symbol: NE057, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Corn	Winter wheat fallow
1855	Ulysses loam, 3 to 6 percent slopes	107.90	46.3%	IIIe	IIIe	59		
1848	Sulco loam, 6 to 9 percent slopes	45.03	19.3%	IVe	IVe	36	33	31
1854	Ulysses loam, 1 to 3 percent slopes	39.28	16.8%	Ile	Ile	51		
1849	Sulco loam, 9 to 30 percent slopes	17.63	7.6%	VIe		25		6
1559	Blackwood loam, 1 to 3 percent slopes	16.64	7.1%	Ile	Ile	64	47	48
5942	Duroc loam, 0 to 1 percent slopes	3.39	1.5%	IIc	Iw	62	49	55
1556	Blackwood loam, 0 to 1 percent slopes	3.31	1.4%	IIc	Iw	65	49	50
Weighted Average						51.1	11.1	11.4

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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