

LAND FOR SALE

Webster County Combination



LOCATION: Five miles east of Red Cloud on Highway 136 to 1700 Road, north one mile to H Road, then east one mile.

LEGAL DESCRIPTION: The West Half (W1/2) of Section Twenty-Five (25), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [318.79 tax assessed acres].

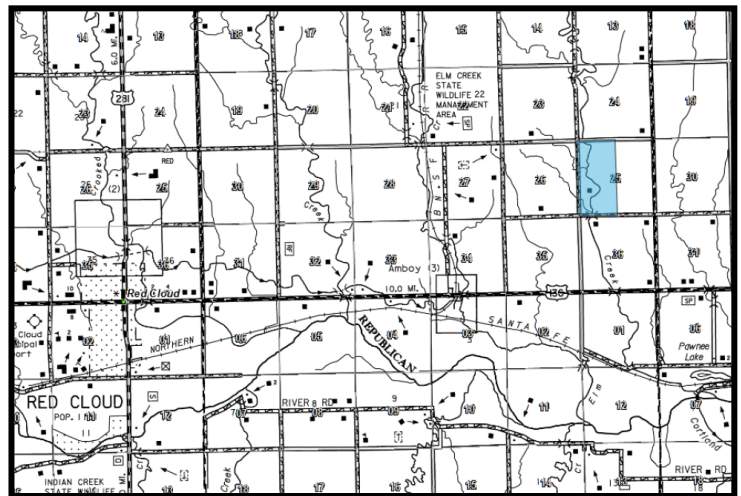
PROPERTY DESCRIPTION: 144.69 cropland acres, 111.6 CRP acres, balance is grassland and a wooded creek bottom running the full length of the property. Also includes farmstead with grain bins, windbreak, cattle pens, buildings, and an uninhabitable home.

NATURAL RESOURCE DISTRICT: Lower Republican Natural Resource District, and is subject to its rules and regulations.

REAL ESTATE TAXES: 2015 Real Estate Tax - \$7,672.82

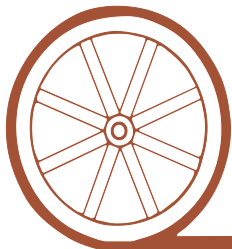
LIST PRICE: \$638,000.00

CONTACT: Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



****Check out aerial footage on our website!**

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. 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. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



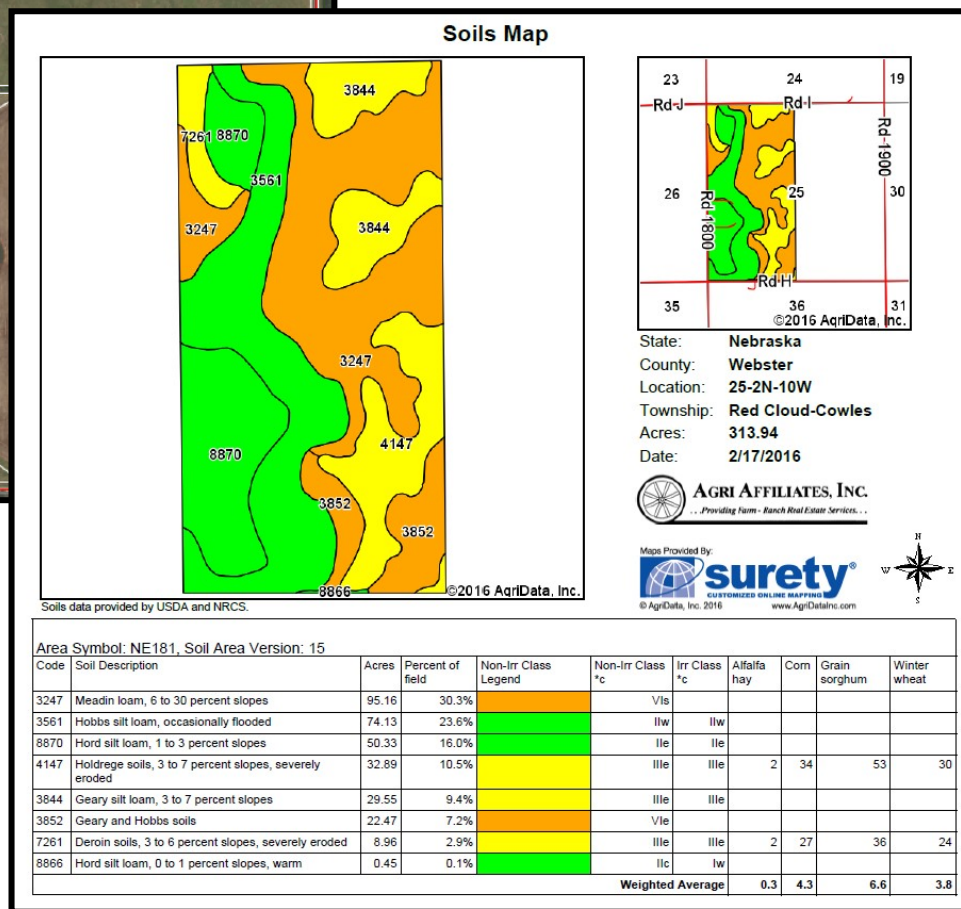
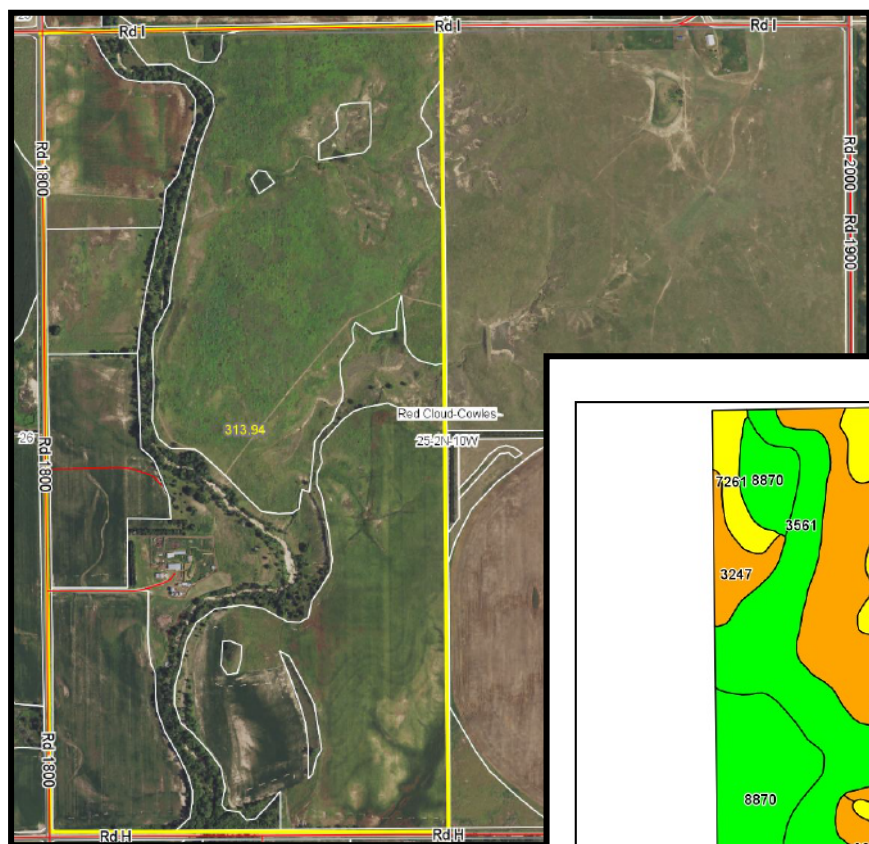
The irrigation rights on this farm have been permanently retired.

LEASE: This farm is being sold by its operator.

Total Farmland:	<u>311.64 acres</u>
Government Base Acres:	<u>Corn—39.21</u>
	<u>Wheat—4.98</u>

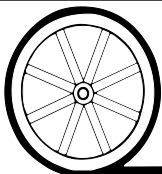
Total Cropland:	<u>256.29 acres</u>
PLC Yields:	<u>Corn—105</u>
	<u>Wheat—38</u>

SOILS: Primarily class II silt loam soils on the cropland acres and loam/silt loam soils on the balance of the farm.



Great turkey, deer, and
upland game hunting!





AGRI AFFILIATES, INC.

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

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.