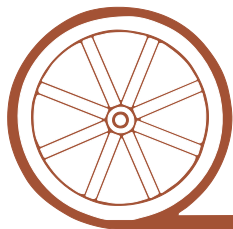# LAND FOR SALE

Palisade Dryland

Location: From Palisade, Nebraska the property is located approximately 1 1/2 miles south, then 3 3/4 miles west on county gravel road.

Legal Description: SE1/4 Section 8-T4N-R34W of the 6th P.M., Hitchcock County, Nebraska.

Acres: 164 tax assessed acres

Taxes: 2015 taxes payable in 2016 - $3,321.26

Land Use: Property is entirely non-irrigated cropland.

FSA Info: 159.97 acres of cropland; Crop base/PLC Yields: Corn 75.11 acres at 88 bushels; Soybeans 6.37 acres at 34 bushels; Wheat 26.61 acres at 46 bushels; all enrolled in ARC-County.

Soils: All Class II soils, Keith and Blackwood silt loams.

Price: **$395,000**

Comments: Very productive cropland with a submersible stock well for aftermath grazing.

Contact: **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Jerry Weaver, Chase Dodson, Mike Polk,
John Childears, Tony Eggleston, Don Walker

Agri Affiliates—Providing Farm, Ranch Real Estate Services
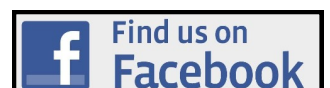

Bruce Dodson,
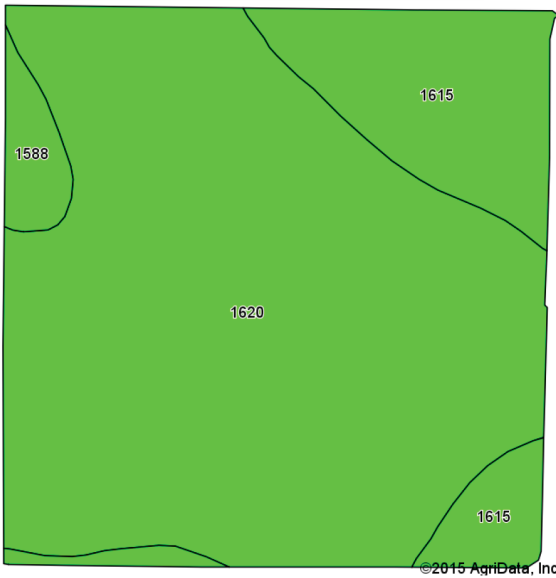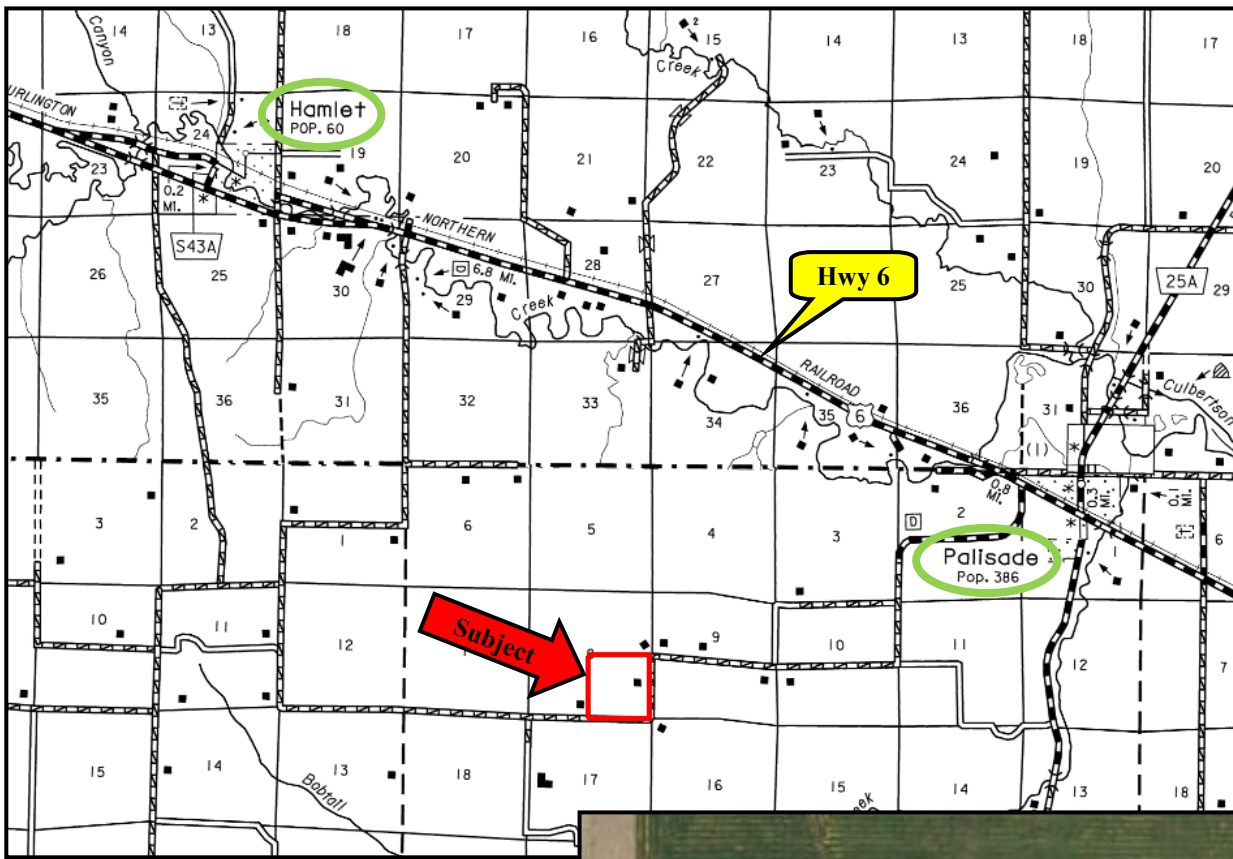*Listing Agent*

Offered Exclusively By:

AGRI AFFILIATES, INC.

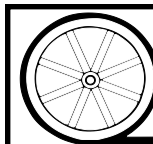*. . .Providing Farm - Ranch Real Estate Services. . .*

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Hamlet
POP. 60

Hwy 6

Palisade
Pop. 386

Subject

1615

1588

1620

1615

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J8

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1620	Keith silt loam, 1 to 3 percent slopes	125.19	78.3%		IIe
1615	Keith and Blackwood silt loams, 0 to 1 percent slopes	29.99	18.7%		IIc
1588	Blackwood silt loam, 0 to 1 percent slopes	4.79	3.0%		IIc

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