

LAND FOR SALE

McCook Farm



Offered as 4 separate parcels or a total unit. (See following pages for parcels)

Location:

The property is located on the immediate southeast side of McCook, Nebraska bisected east to west by Ravenswood Road. Associated small house is also available on a separate brochure.

Legal Description:

Total Unit: Pt. S1/2 Section 28; Part N1/2 Section 33-T3N-R29W of the 6th P.M., Red Willow County, Nebraska.

Acres:

Total Unit: 287.8 tax assessed acres

Taxes:

Total Unit: 2015 taxes payable in 2016 - \$6,893

Land Use:

Total Unit is comprised of 210 acres non-irrigated cropland, 43 acres accretion, and 34 acres rangeland and site. Has outstanding Class II silt loam soils, non-irrigated.

FSA Info:

Total Unit: 217 acres DCP Cropland in ARC-CO; 50 acres wheat base at 39 bushel, 91 acres corn base at 122 bushel.

Price:

Total Unit - \$595,000
(Parcel #1 - \$110,000; Parcel #2 - \$200,000; Parcel #3 - \$90,000; Parcel #4 - \$195,000)

Comments:

Very nice property on immediate southeast edge of McCook, available in Parcels. Excellent hunting opportunities plus very good Class II cropland. Parcels 3 & 4 include easements relative to City of McCook sewer facilities.

Contact:

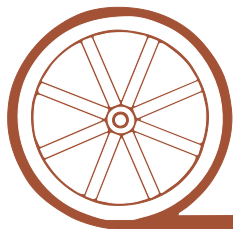
John Childears : Listing Agent 308-539-4450 or john@agriaffiliates.com
Bruce Dodson 308/539-4455 Mike Polk 308/539-4446
Jerry Weaver, Chase Dodson, Eggleston, Don Walker

Agri Affiliates - Providing Farm, Ranch Real Estate Services



John Childears,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

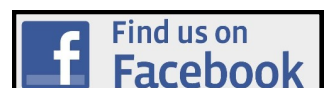
North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

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.



LAND FOR SALE

McCook Farm Parcel #1

Location:

Parcel #1 is located on the southeast side of McCook with Ravenswood Road bordering the south boundary and the BNSF Railroad bordering the north boundary.

Legal Description:

Pt. SW1/4 Section 28-T3N-R29W of the 6th P.M., Red Willow County, Nebraska.

Acres:

41.8 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$1,052

Land Use:

Parcel #1 is comprised entirely of excellent non-irrigated cropland.

Soils:

Soils are 100% Class II Hord silt loam, 0-1% slope. (one soil type)

FSA Info:

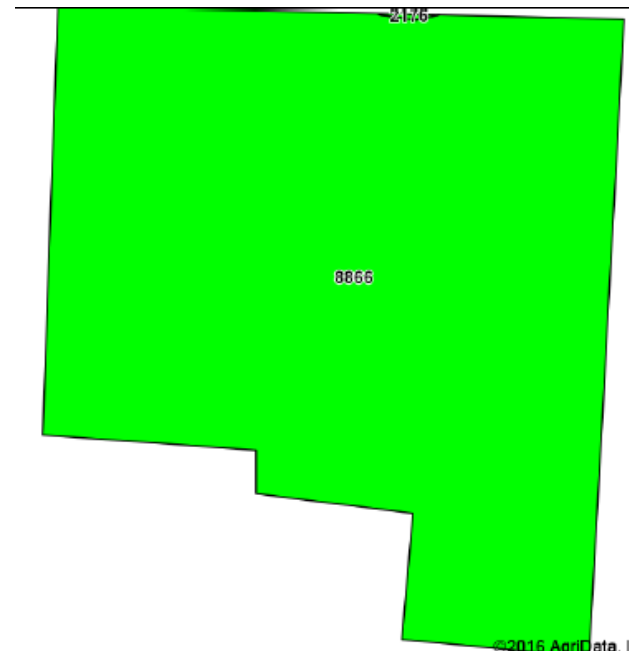
42 acres FSA Cropland: approximately 10.5 acres wheat base; 19.1 corn base.

Price:

Parcel #1 - \$110,000

Comments:

Excellent dryland cropland with frontage on Ravenswood Road. 100% one class of soil, Class II Hord silt loam. Potential for development.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8866	Hord silt loam, 0 to 1 percent slopes, warm	42.37	100.0%		IIc

LAND FOR SALE

McCook Farm Parcel #2

Location:

Parcel #2 is located on the southeast side of McCook with Ravenswood Road bordering the south boundary and the BNSF Railroad bordering the north boundary.

Legal Description:

Pt. SE1/4 Section 28-T3N-R29W of the 6th P.M., Red Willow County, Nebraska.

Acres:

98.6 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$2,194.

Land Use:

Parcel #2 is comprised of 68 acres non-irrigated cropland, 30 acres rangeland, building site. The northeast portion of this parcel is subject to cleanup remediation, with multiple observation wells.

FSA Info:

68 acres FSA Cropland in 3 fields; approximately 16 acres wheat base; 29 acres corn base.

Improvements:

There is a 100X40' steel quonset building and a 56X20' steel building located along the south boundary of this parcel.

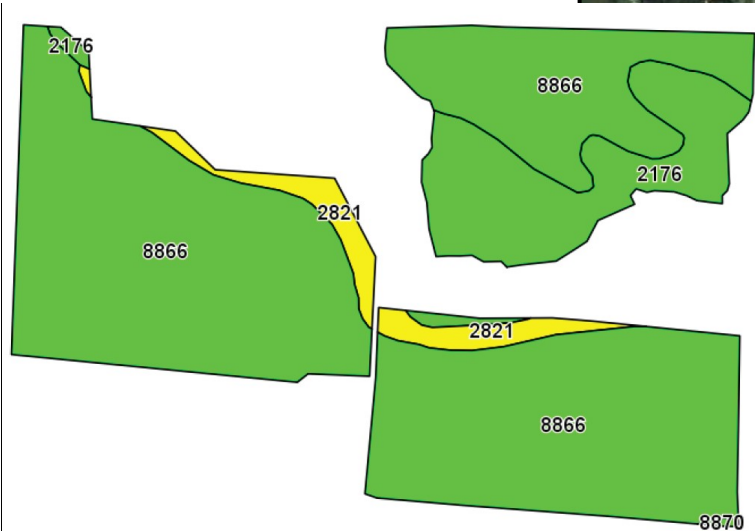
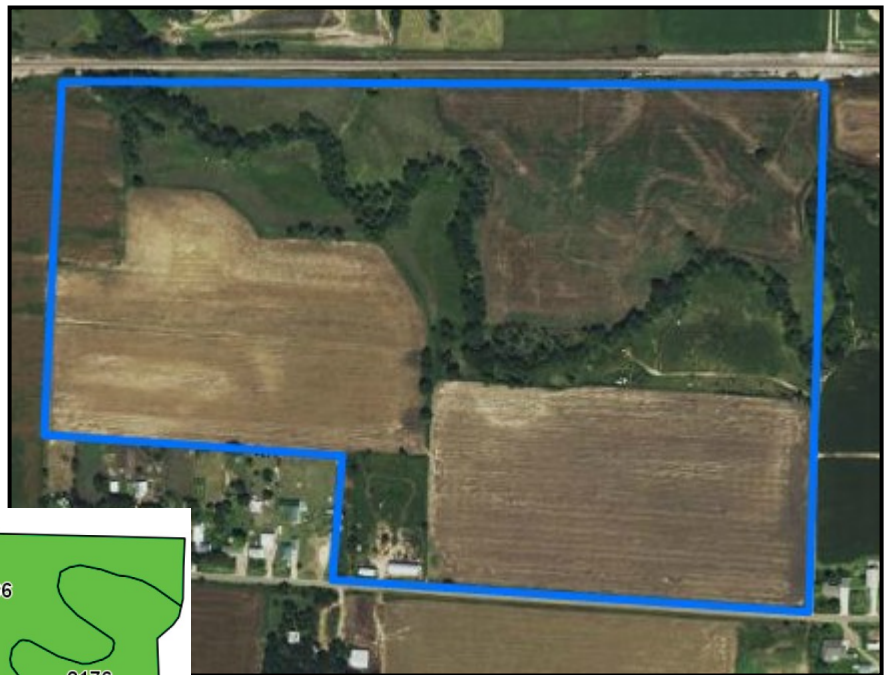
Price:

Parcel #2 - \$200,000

Comments:

Very good dryland Cropland, bisected by wooded drainage way. Includes submersible livestock well in center east side. Building site on Ravenswood Road includes Quonset and steel building.

Northeast portions include several monitoring or observation wells for ongoing remediation. This clean-up project started in 1980's and is nearing completion. Clean up for underground water does not impact the ground surface except for periodic sampling of wells. This project is monitored by the Nebraska Department of Environmental Quality.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8866	Hord silt loam, 0 to 1 percent slopes, warm	54.10	79.7%		IIc
2176	McCook loam, occasionally flooded	10.35	15.2%		IIw
2821	Uly silt loam, 6 to 11 percent slopes, eroded	3.39	5.0%		IVe
8870	Hord silt loam, 1 to 3 percent slopes	0.08	0.1%		Ile

LAND FOR SALE

McCook Farm Parcel #3

Location:

Parcel #3 is located on the southeast side of McCook with Ravenswood Road bordering the north boundary and the Republican River bordering the south boundary.

Legal Description:

Pt. NW1/4 Section 33-T3N-R29W of the 6th P.M., Red Willow County, Nebraska.

Acres:

Approximately 57 acres (currently combined with Parcel #4)

Taxes:

2015 taxes payable in 2016 - Approximately \$1,225.

Land Use:

Parcel #3 is comprised of approximately 26 acres non-irrigated cropland and 31 acres accretion along the Republican River.

Soils:

Cropland soils are 100% Class II Hord silt loam.

FSA Info:

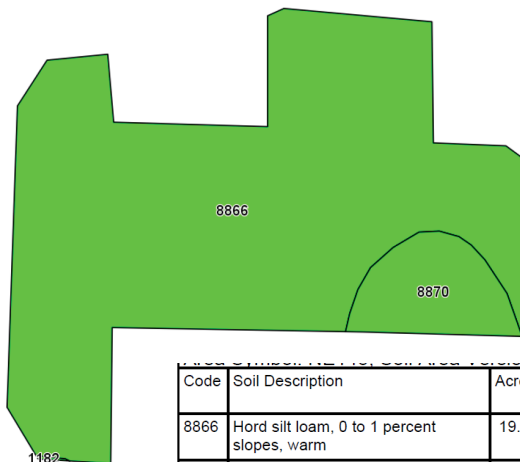
26 acres FSA Cropland: approximately 6 acres wheat base; 10.9 acres corn base.

Price:

Parcel #3 - \$90,000

Comments:

Very good cropland bordering Ravenswood Road. Excellent deer and turkey hunting in the accretion areas along the Republican River. You can also add the adjoining small home on 2 acres that adjoins the northwest corner of this parcel, with a steel building.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8866	Hord silt loam, 0 to 1 percent slopes, warm	19.82	90.7%		IIC
8870	Hord silt loam, 1 to 3 percent slopes	2.03	9.3%		IIE

LAND FOR SALE

McCook Farm Parcel #4

Location:

Parcel #4 is located on the southeast side of McCook with Ravenswood Road bordering the north boundary and the Republican River bordering the south boundary.

Legal Description:

Pt. NE1/4 Section 33-T3N-R29W of the 6th P.M., Red Willow County, Nebraska.

Acres:

Approximately 147 acres (currently combined with Parcel #3)

Taxes:

2015 taxes payable in 2016 - Approximately \$2,420.

Land Use:

Parcel #4 is comprised of approximately 74 acres non-irrigated cropland and 12 acres accretion along the Republican River and 4 acres in building site.

Soils:

Cropland soils are Class II Hord and Wann silt loam.

FSA Info:

74 acres FSA Cropland: approximately 17.5 acres wheat base; 31.8 acres corn base.

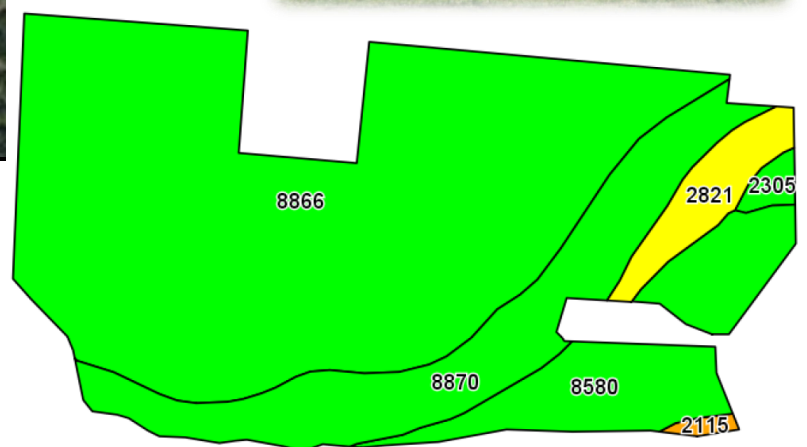
Price:

Parcel #4 - \$195,000

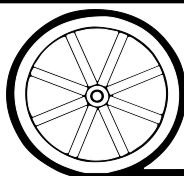
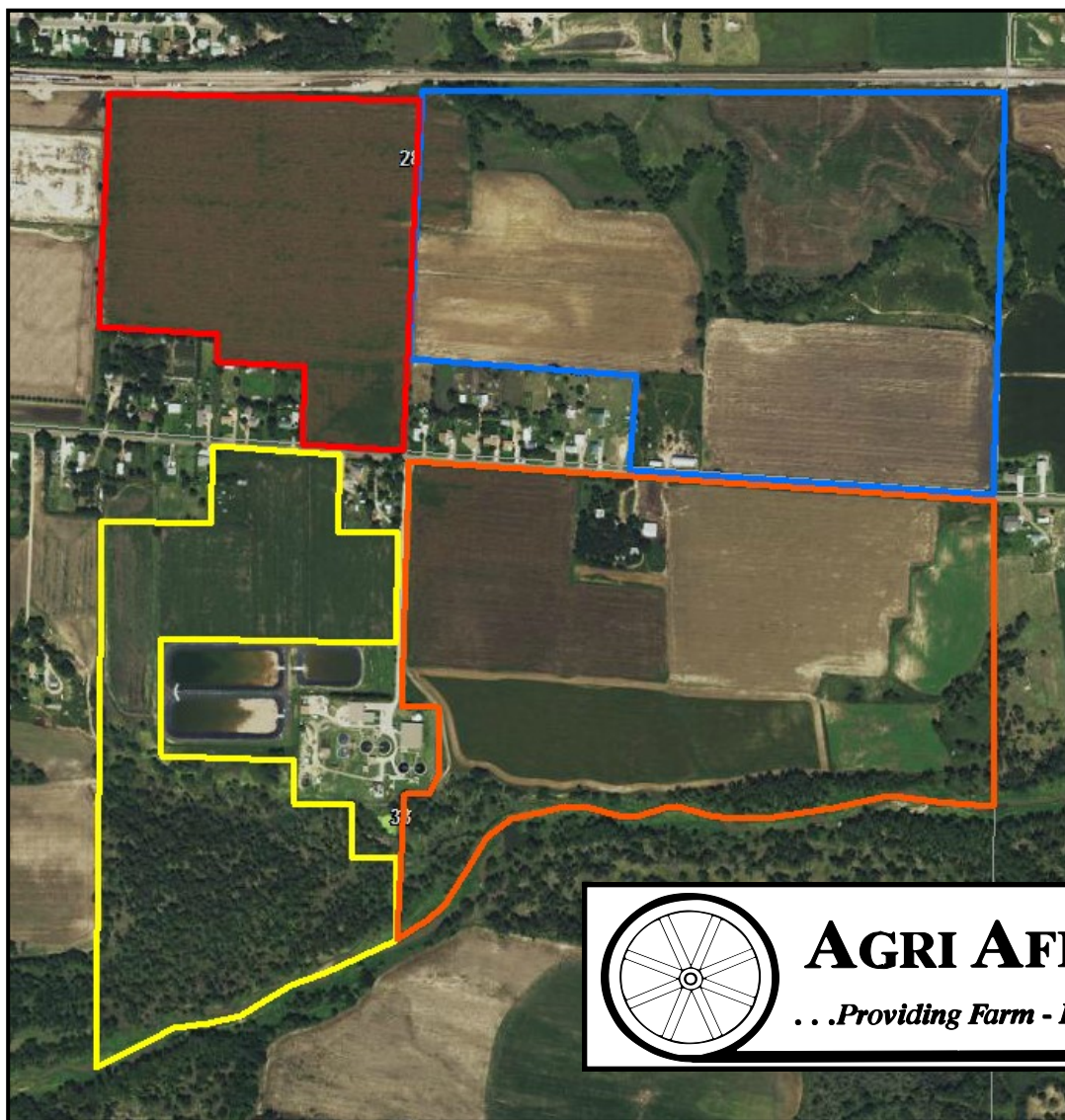
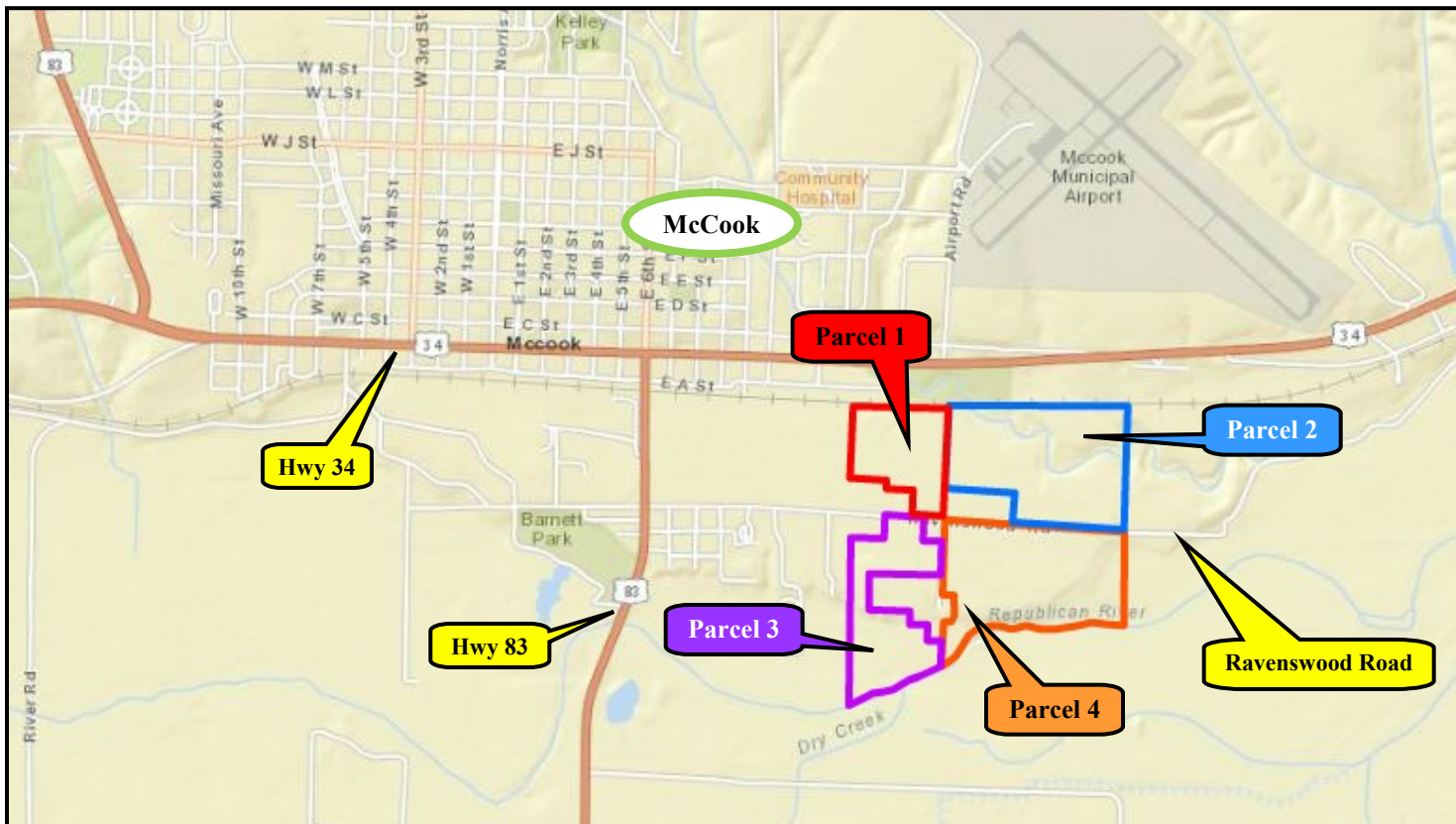


Comments:

Outstanding, nearly level cropland with Class II Hord & Wann silt loam soils. Good hunting/ recreation along the Republican River. Includes a nice building site off Ravenswood Road. Building Site includes service on City water. Old house is represented as uninhabitable. Steel building and several old sheds. Good trees for wind protection.



8866	Hord silt loam, 0 to 1 percent slopes, warm	46.12	66.1%		Ilc
8870	Hord silt loam, 1 to 3 percent slopes	11.78	16.9%		Ile
8580	Wann fine sandy loam, occasionally flooded	8.18	11.7%		Ilw
2821	Uly silt loam, 6 to 11 percent slopes, eroded	2.85	4.1%		Ive
2305	McCook and Bigbend loams	0.60	0.9%		Ilc
2115	Inavale soils, frequently flooded	0.28	0.4%		Vlw



AGRI AFFILIATES, INC.
...Providing Farm - Ranch Real Estate Services...
...