

# LAND FOR SALE

## Roscoe Pivot & South Platte River Hunting



**Location:**

The property is located approximately 2 1/2 miles east of the Roscoe I-80 interchange on East Roscoe Service Road, just north of Interstate 80.

**Legal Description:**

Lot 9 and accretions on Pt. Section 2, Pt. NE1/4 lying north of I-80 Section 11-T13N-R37W of the 6th P.M., Keith County, Nebraska.

**Acres:**

171.68 tax assessed acres

**Taxes:**

2015 taxes payable in 2016 - \$6,418.30

**Land Use:**

Property consists of 116 acres pivot irrigated, 13 acres hayland and 38 acres South Platte River accretion.

**Water:**

TPNRD reports 120.3 certified irrigated acres.

**Equipment:**

2004 Zimmatic 7 tower pivot with Franklin submersible pump.

**Price:**

~~\$820,000~~ **Price Reduced** \$790,000

**Comments:**

Productive irrigated farm with hunting on the South Platte River.

**Contact:**

**Bruce Dodson; Listing Agent**

**308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**

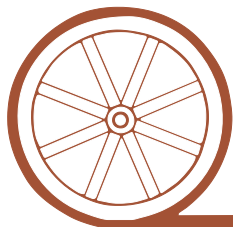
Jerry Weaver, Don Walker, Chase Dodson, Mike Polk, Tony Eggleston

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bruce Dodson**  
Listing Agent

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83

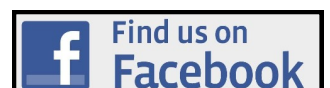
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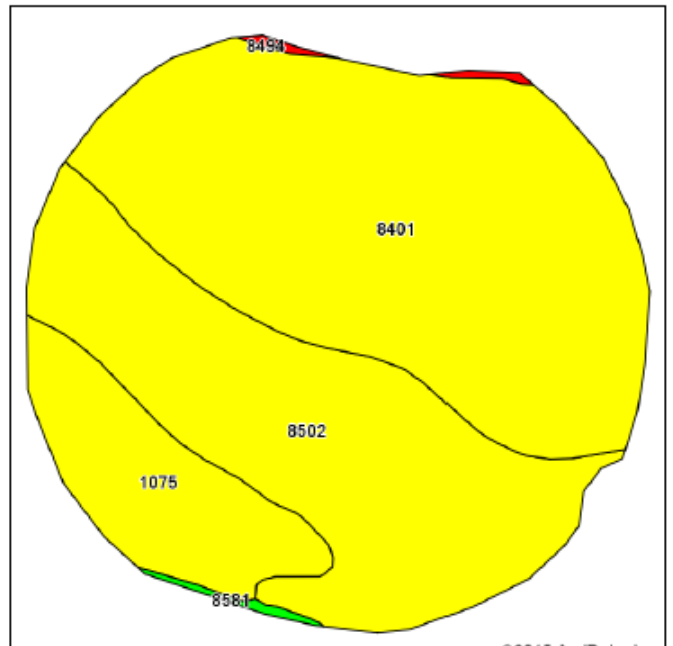
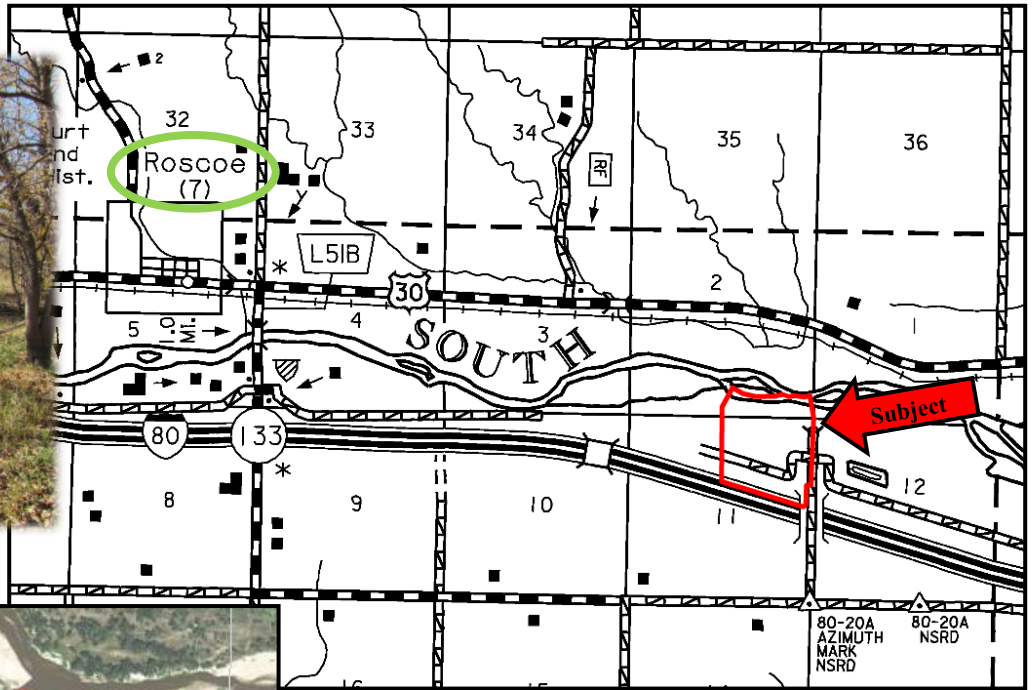
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**(308) 534-9240**

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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.





Soils data provided by USDA and NRCS.

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Area Symbol: NE101, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class °c	Irr Class °c
8401	Aida fine sandy loam, occasionally flooded	59.66	51.9%		2.2ft.	IIIw	IIIw
8502	Lex loam, rarely flooded	40.01	34.8%		2ft.	IIIw	IIIw
1075	Norwest loam, 0 to 2 percent slopes	14.39	12.5%		2.2ft.	IIIw	IIIw
8494	Gothenburg soils, occasionally flooded	0.51	0.4%		2.2ft.	VIIIs	
8581	Wann fine sandy loam, rarely flooded	0.48	0.4%		2.5ft.	IIw	IIw

