

# LAND FOR SALE

## Lewellen Dryland



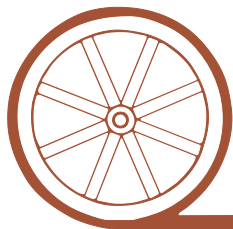
- Location:** 4 miles north of Lewellen, Nebraska on County Road 199.
- Legal Description:** E1/2SW1/4 & W1/2SE1/4 Section 34-T17N-R42W of the 6th P.M., Garden County, Nebraska.
- Acres:** 156.76 tax assessed acres
- Taxes:** 2015 taxes payable in 2016 - \$1,107.84
- FSA Info:** 150.76 cropland acres; 93.9 acres corn base at 138 Bu yield. Presently 100% planted to winter wheat.
- Price:** \$149,000
- Comments:** This property has excellent location and access with Cty Rd 199 on the west side and Cty Rd 56A on the north side. Buyer to receive full possession at closing including 100% of the planted wheat.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Don Walker, Chase Dodson, Jerry Weaver, Bruce Dodson,  
Tony Eggleston, Roger Luehrs, John Childears

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



**Mike Polk,**  
*Listing Agent*

*Offered Exclusively By:*

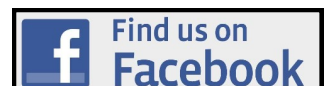


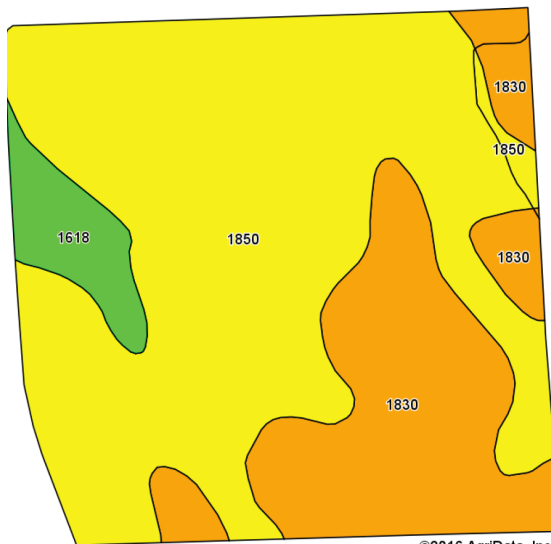
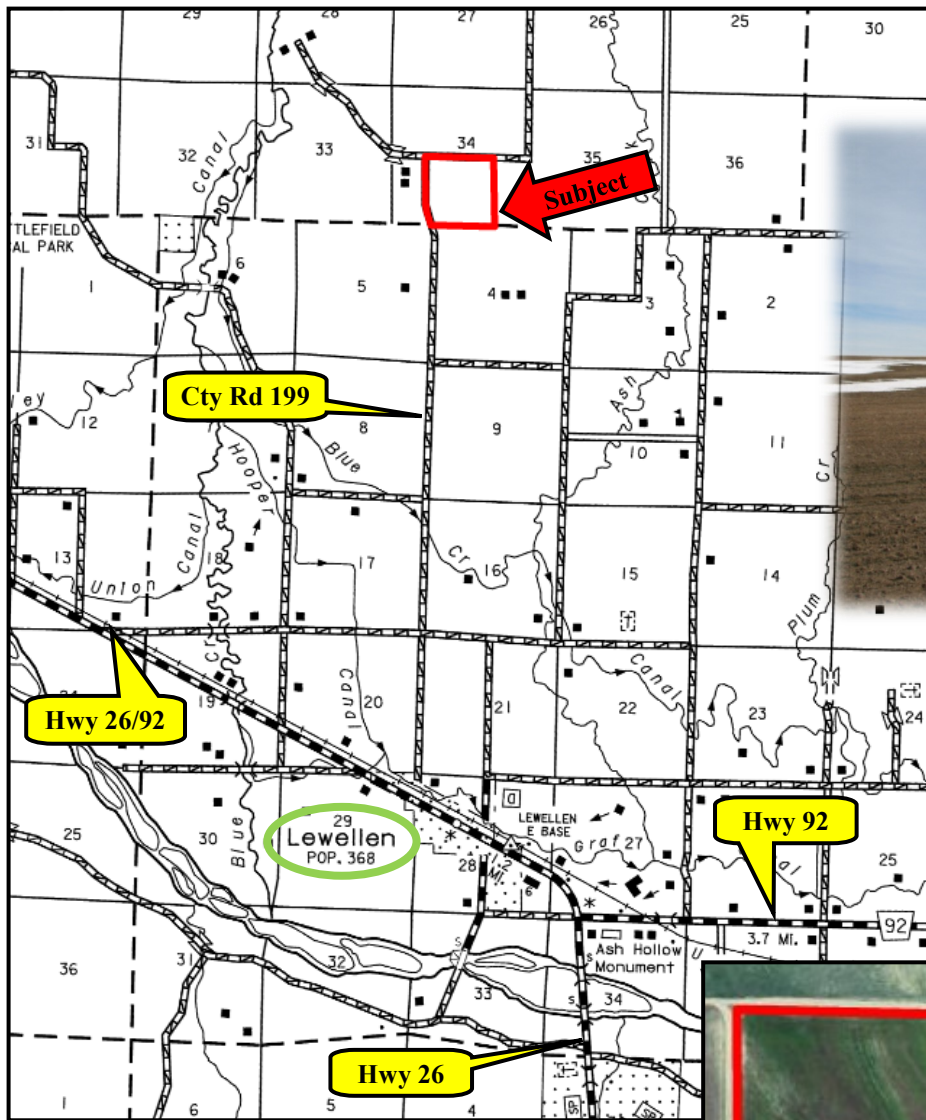
## AGRI AFFILIATES, INC.

*...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](http://www.agriaffiliates.com)  
**(308) 534-9240**  
Fax (308) 534-9244

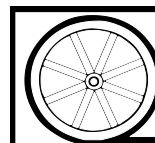
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





©2016 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1850	Sulco-McConaughy complex, 3 to 6 percent slopes, eroded	102.63	66.4%		Ive
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	43.68	28.3%		Vle
1618	Keith loam, 1 to 3 percent slopes	8.28	5.4%		Ile



**AGRI AFFILIATES, INC.**

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