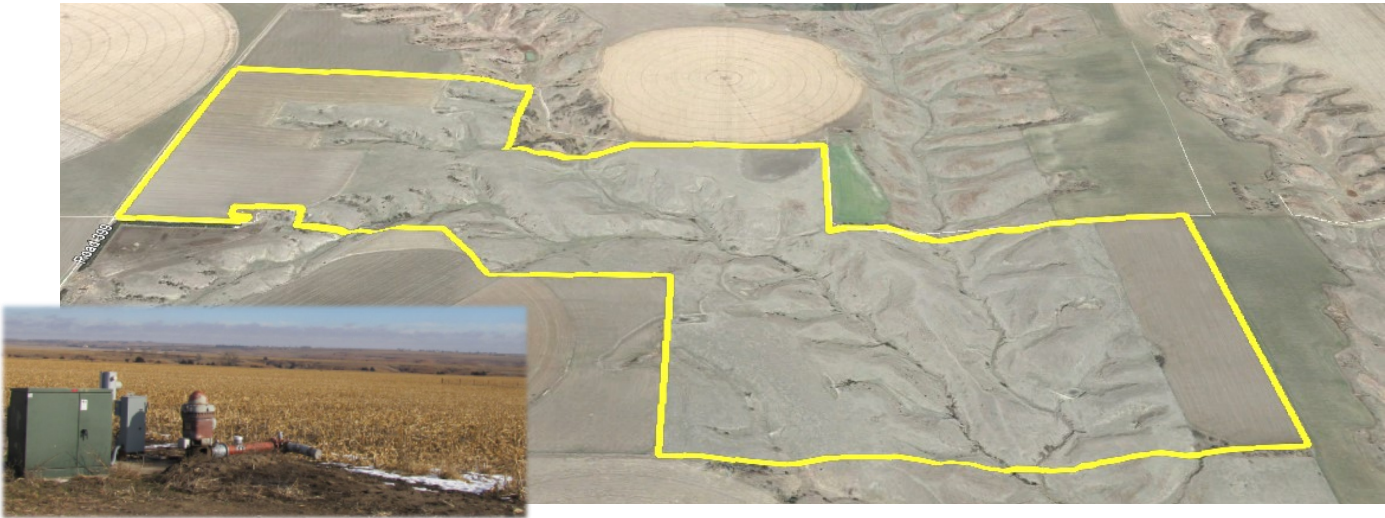


LAND FOR SALE

Moorefield Farm and Range



Location: From Moorefield, Nebraska, the property is located 2 1/2 miles southeast via county gravel road.

Legal Description: Pt. of SW1/4, S1/2SE1/4 Section 15, Pt. of the NE1/4 Section 22, NW1/4 Section 23-T8N-R27W of the 6th P.M., Frontier County, Nebraska.

Acres: Approximately 485 acres (currently combined with other property)

Taxes: 2015 taxes payable in 2016 - Approximately \$7,000

Land Use: Property includes approximately 79 acres gravity irrigated, 40 acres dryland and 366 acres rangeland.

Soils: 97% Class II Hord silt loam soils with 1 to 3% slope.

Improvements & Equipment: Irrigation well registration: A-006969, electric irrigation motor, with gated pipe.

Price: \$925,000

Comments: Productive cropland and hardland range. Stock water provided by an electrical pump jack.

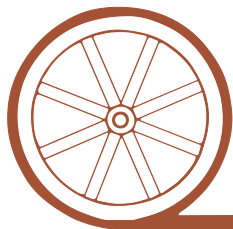
Contact: **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Jerry Weaver, Chase Dodson,
John Childears, Don Walker, Tony Eggleston

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson, AFM
Listing Agent

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