

LAND FOR SALE

Moorefield Farm



- Location:** The property is located 2 miles south of Moorefield, or 4.5 miles east of Curtis, Nebraska.
- Legal Description:** Parcel #1: SW1/4 Section 21; Parcel #2: E1/2 Section 20; All in T8N-R27W of the 6th P.M., Frontier County, Nebraska.
- Acres:** Parcel #1: 161.32 acres; Parcel #2: 318.73 acres
- Taxes:** 2015 taxes to be paid in 2016: Parcel #1 - \$3,136.00; Parcel #2 - \$4,457.40
- Land Use:** Parcel #1 includes 138.35 acres of non-irrigated cropland & 17.71 acres winter range. Parcel #2 includes 147.16 acres of non-irrigated cropland & 169.26 acres summer range.
- Water:** Livestock water provided by a windmill and stock dam.
- Price:** Parcel #1: \$343,500; Parcel #2: \$532,500
- Comments:** Excellent cropland and hardland range.
- Contact:** Bruce Dodson; Co-Listing Agent 308-539-4455
or bruce@agriaffiliates.com
Chase Dodson; Co-Listing Agent 308-520-1168
or chase@agriaffiliates.com
Mike Polk, John Childears, Tony Eggleston,
Don Walker, Dallas Dodson, Jerry Weaver

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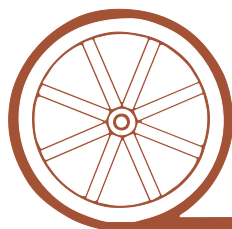


Chase Dodson,
Co-Listing Agent



Bruce Dodson, AFM
Co-Listing Agent

Offered Exclusively By:



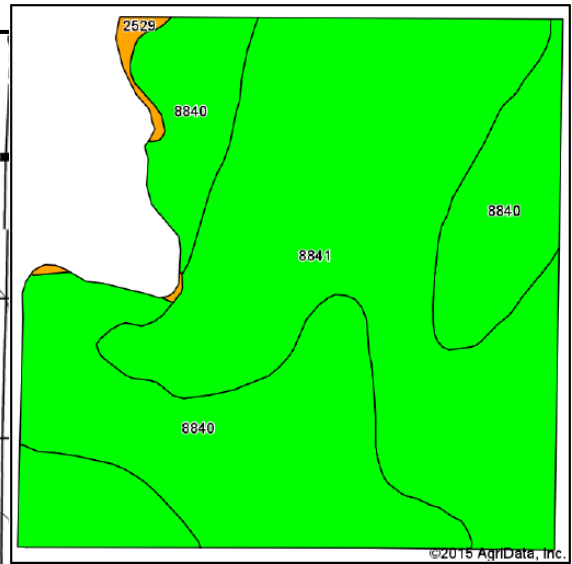
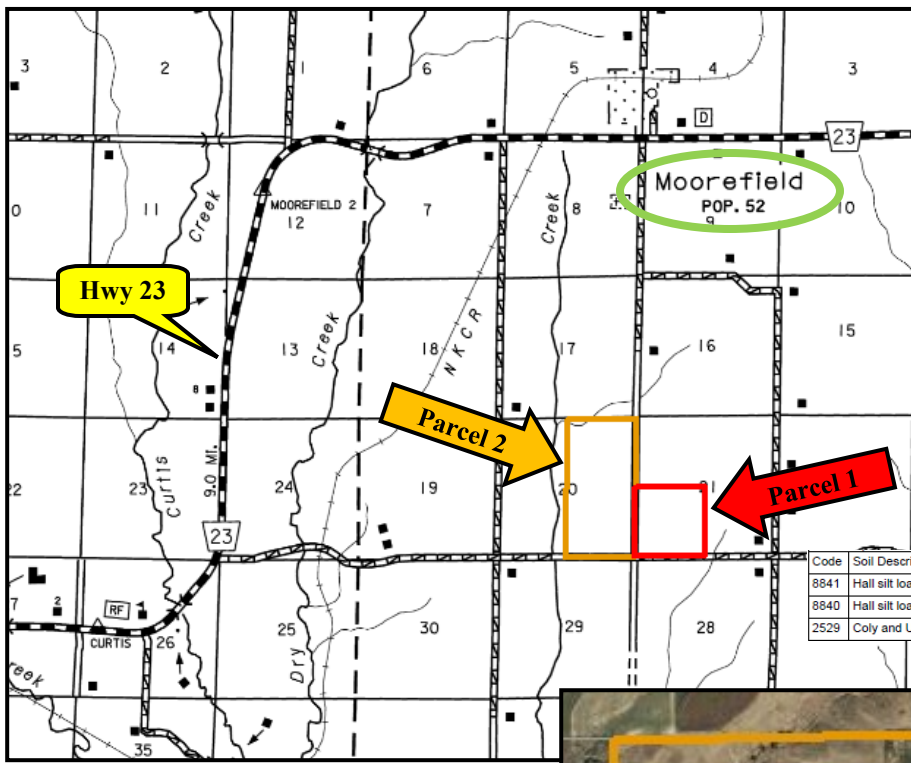
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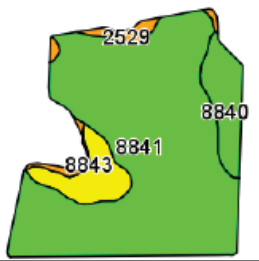
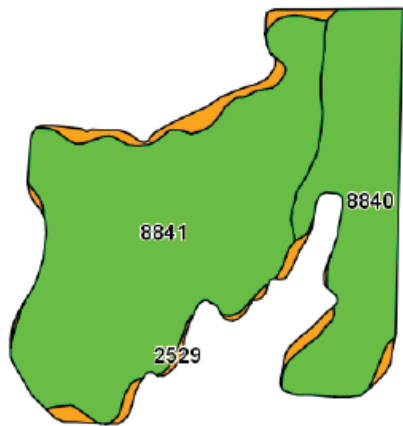
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8841	Hall silt loam, 1 to 3 percent slopes	77.33	55.9%		Ile
8840	Hall silt loam, 0 to 1 percent slopes	59.79	43.2%		Ilc
2529	Coly and Uly silt loams, 11 to 30 percent slopes	1.23	0.9%		Vle



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8841	Hall silt loam, 1 to 3 percent slopes	101.97	69.3%		Ile
8840	Hall silt loam, 0 to 1 percent slopes	33.69	22.9%		Ilc
2529	Coly and Uly silt loams, 11 to 30 percent slopes	8.03	5.5%		Vle
8843	Hall silt loam, 3 to 6 percent slopes	3.47	2.4%		Ille

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