LAND FOR SALE



Location: The property is located 8.5 miles north of Wellfleet, Nebraska on Hwy 83, then 3 miles east on

Echo School Road, then 1 1/2 miles south on Old Hwy 83.

Legal

Description: SW1/4, N1/2SE1/4 Section 7-T10N-R29W of the 6th P.M., Lincoln County, Nebraska.

Acres: 239.49 tax assessed acres

Taxes: 2014 taxes payable in 2015 - \$2751

Land Use: 79 acres of non-irrigated cropland, and 157 acres of rangeland.

Water: An electric submersible pump provides livestock water.

Soils: 68% of the cropland is Hord and Holdrege Class II soils, with the remainder Class III soils.

Price: \$330,000

Comments: Productive combination of non-irrigated cropland and range. Excellent access by paved county

road on the west side of the property.

Contact: Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com

Mike Polk, John Childears, Tony Eggleston, Jerry Weaver, Chase Dodson,

Don Walker, Dallas Dodson, Roger Luehrs

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson, Listing Agent



Offered Exclusively By:

AGRI AFFILIATES, INC.

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

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.

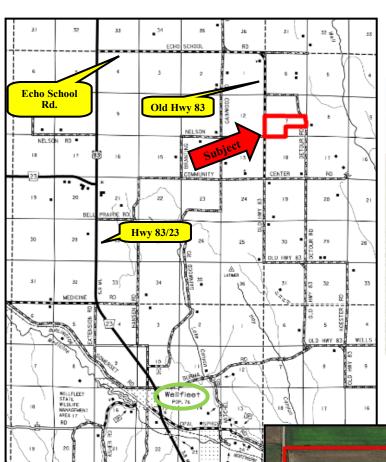
NORTH PLATTE OFFICE

P.O. Box 1166 I-80 & US Hwy 83 North Platte, NE 69103 www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

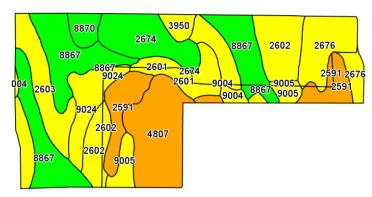












AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c
8867	Hord fine sandy loam, 1 to 3 percent slopes	47.58	21.4%		> 6.5ft.	lle	lle
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	26.95	12.1%		> 6.5ft.	Vle	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	25.91	11.7%		> 6.5ft.	IIIe	IIIe
2602	Hersh soils, 6 to 11 percent slopes	22.47	10.1%		> 6.5ft.	IVe	IVe
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	18.86	8.5%		> 6.5ft.	Vle	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	17.78	8.0%		> 6.5ft.	lle	lle
2601	Hersh soils, 3 to 6 percent slopes	16.92	7.6%		> 6.5ft.	IIIe	IIIe
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	15.16	6.8%		> 6.5ft.	IIIe	lle
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	12.17	5.5%		> 6.5ft.	IIIe	Ille
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	8.06	3.6%		> 6.5ft.	IVe	IVe
8870	Hord silt loam, 1 to 3 percent slopes	4.67	2.1%		> 6.5ft.	lle	lle
3950	Fillmore complex, frequently ponded	3.54	1.6%		Oft.	IIIw	IVw
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	2.26	1.0%		> 6.5ft.	IIIe	IIIe