

LAND FOR SALE

Deuel County Dryland



Location: 12 miles east of Chappell, Nebraska on Hwy 30 and then 2 miles north on Cty. Rd. 191.

Legal Description: SW1/4 Section 2-T13N-R43W of the 6th P.M., Deuel County, Nebraska.

Acres: 157.91 tax assessed acres

Taxes: 2014 taxes payable in 2015 - \$1,834.78

FSA Info: 70.51Ac. Wheat Base at 38 Bu yield; 28.59 Ac. Corn Base at 114 Bu yield

Soils: 62.3% Class II Satanta-Johnstown-Altvan loams, 1-3% slope; 37.7% Class III Satanta-Altvan Complex, 3-6% slope.

Price: \$240,000

Comments: This is a nice quarter with good access on a county gravel road. One third planted to wheat, one third in wheat stubble and one third in sunflower stalks.

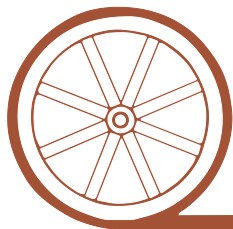
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

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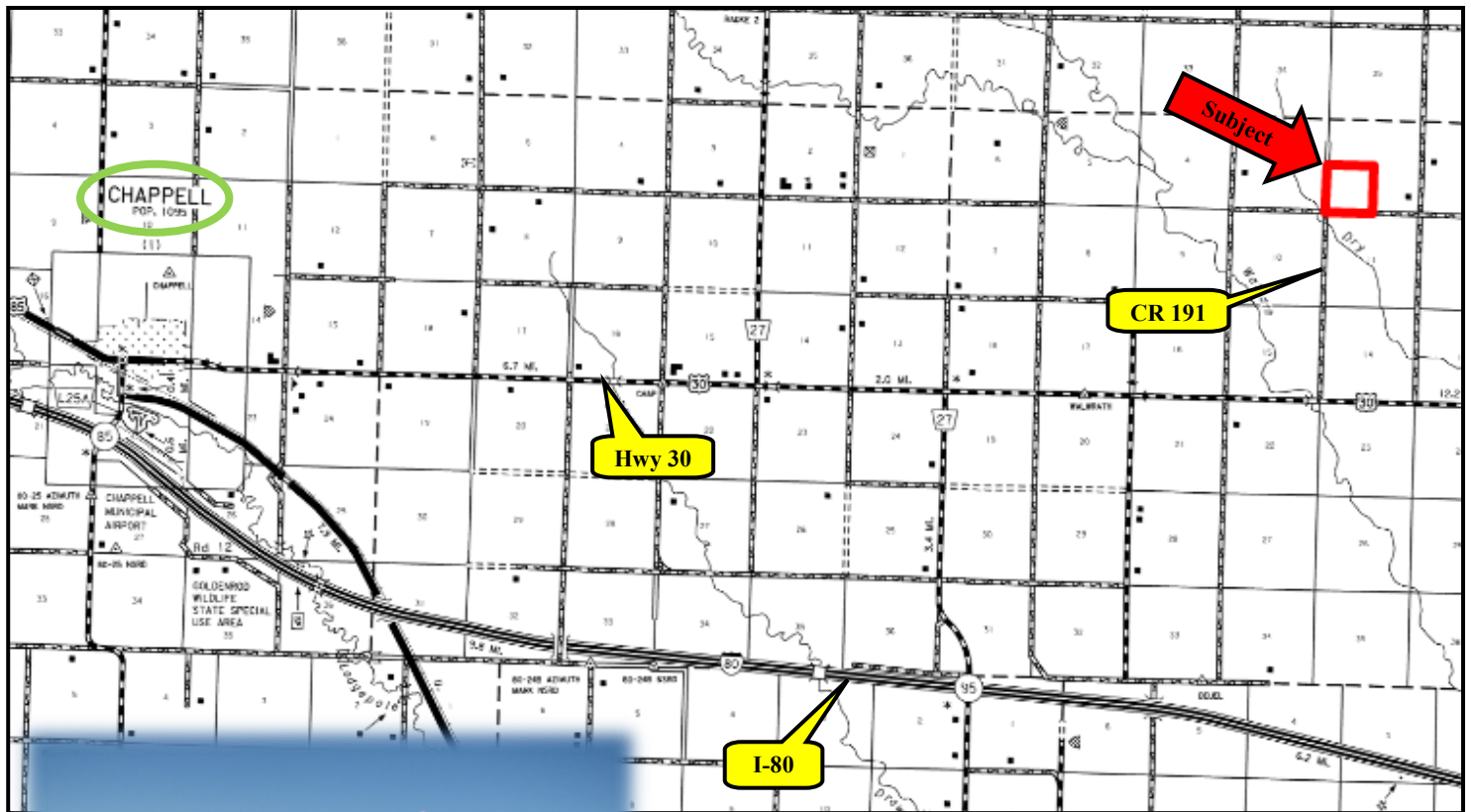
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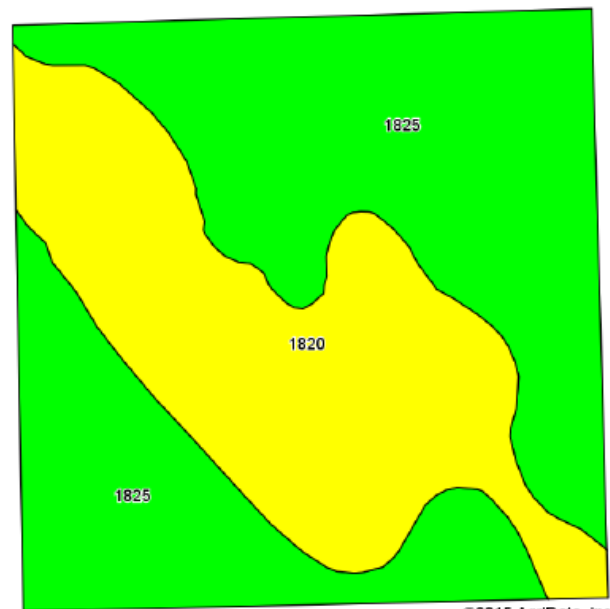
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	99.81	62.0%		Ille
1820	Satanta-Altvan complex, 3 to 6 percent slopes	61.09	38.0%		Ille