

LAND FOR SALE



Keith County Dryland & Pasture

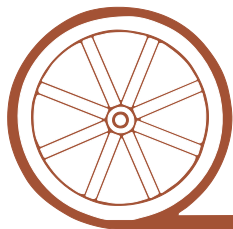
- Location:** Approximately 16 miles northwest of Ogallala, Nebraska on State Hwy 26.
- Legal Description:** All Section 33-T15N-R41W, less a surveyed tract of approximately 50 acres in the northeast corner north of Hwy 26, Keith County, Nebraska.
- Acres:** Approximately 565 acres
- Taxes:** 2014 taxes payable in 2015 - Approximately \$4,050
- Land Use:** 169.45 acres dryland cropland and 396.55 acres pasture
- FSA Info:** 70 Ac. Corn Base at 118 Bu yield; 37.5 Ac. Wheat Base at 37 Bu yield
- Soils:** Farmland: 92.6% Class II Kuma & Duroc silt loams; 4.7% Keith loam & 2.6% Class VI Sulco loam.
- Price:** \$595,000
- Comments:** This is a good piece of pasture and dryland cropland with excellent access bisected by Hwy 26 and bordered by County Road West P on the west side of the property. It has a \$2,500 per year lease from the FAA for their radio tower through 2017. It is normally renewed every 5 years.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Don Walker, Jerry Weaver, Bruce Dodson, Roger Luehrs,
Chase Dodson, Tony Eggleston



Mike Polk,
Listing Agent

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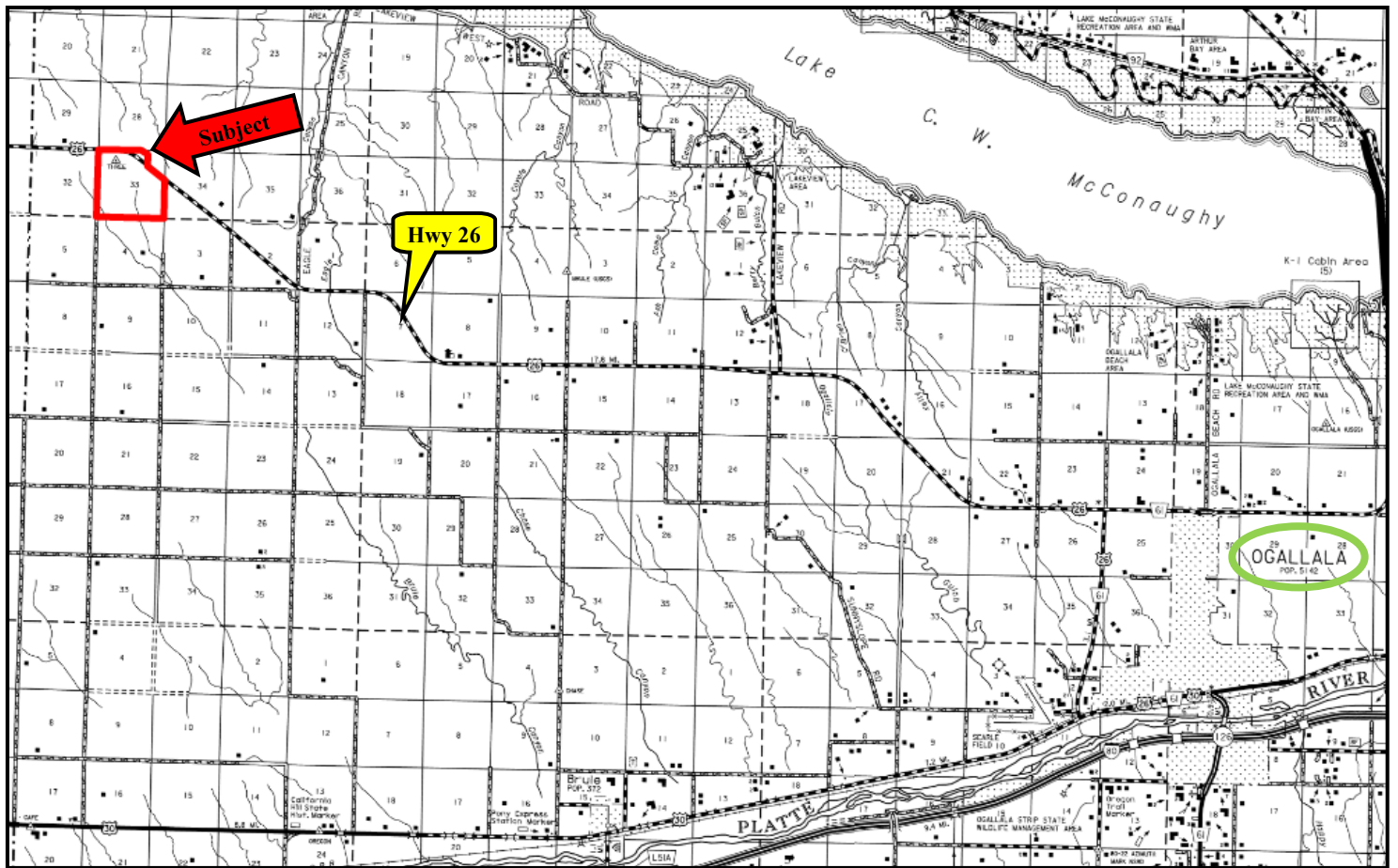
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