

LAND FOR SALE

Cheney Irrigated 80 *Garden County, NE*



Location: 3 miles west of Lewellen, Nebraska on Hwy 26 & 92 and north 1/2 mile on County Road 93 and 1/3 mile east on County Road 52.

Legal Description: Part of the E1/2NW1/4 Section 13-T16N-R43W of the 6th P.M., Garden County, Nebraska.

Acres: Approximately 74.5 acres (to be surveyed out)

Taxes: 2014 taxes payable in 2015 - Approximately \$1,394 (Building sites excluded)
77 acres Paisley Ditch Water - \$385 or \$5/acre

FSA Info: 74.27 Ac. Cropland - 73 Ac Corn base 120 Bu Direct Yield, 147 Counter Cyclical yield.

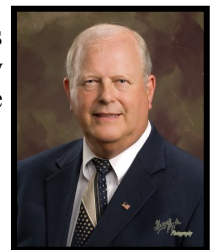
Water: This property will have 62 Certified Irrigated Acres and 77 acres surface water rights from the Paisley Ditch. The current operating Seller has been buying water from the adjoining neighbor's well and pivot and sharing operating expenses on running the pivot across this property.

Price: \$260,000

Comments: This is a good piece of farm ground that can be flood irrigated or arrangements may be worked out with neighbor to the west to continue irrigating this property with the pivot. Neighbor's property is also for sale (See Gragg Farm & Goose Hunting Brochure).

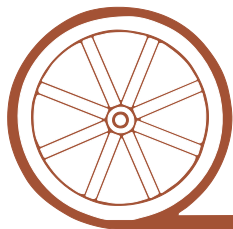
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

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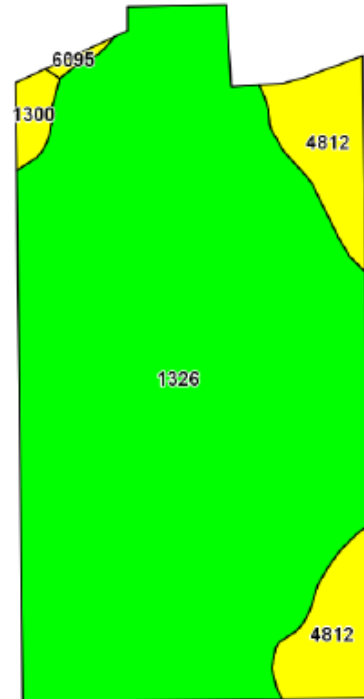
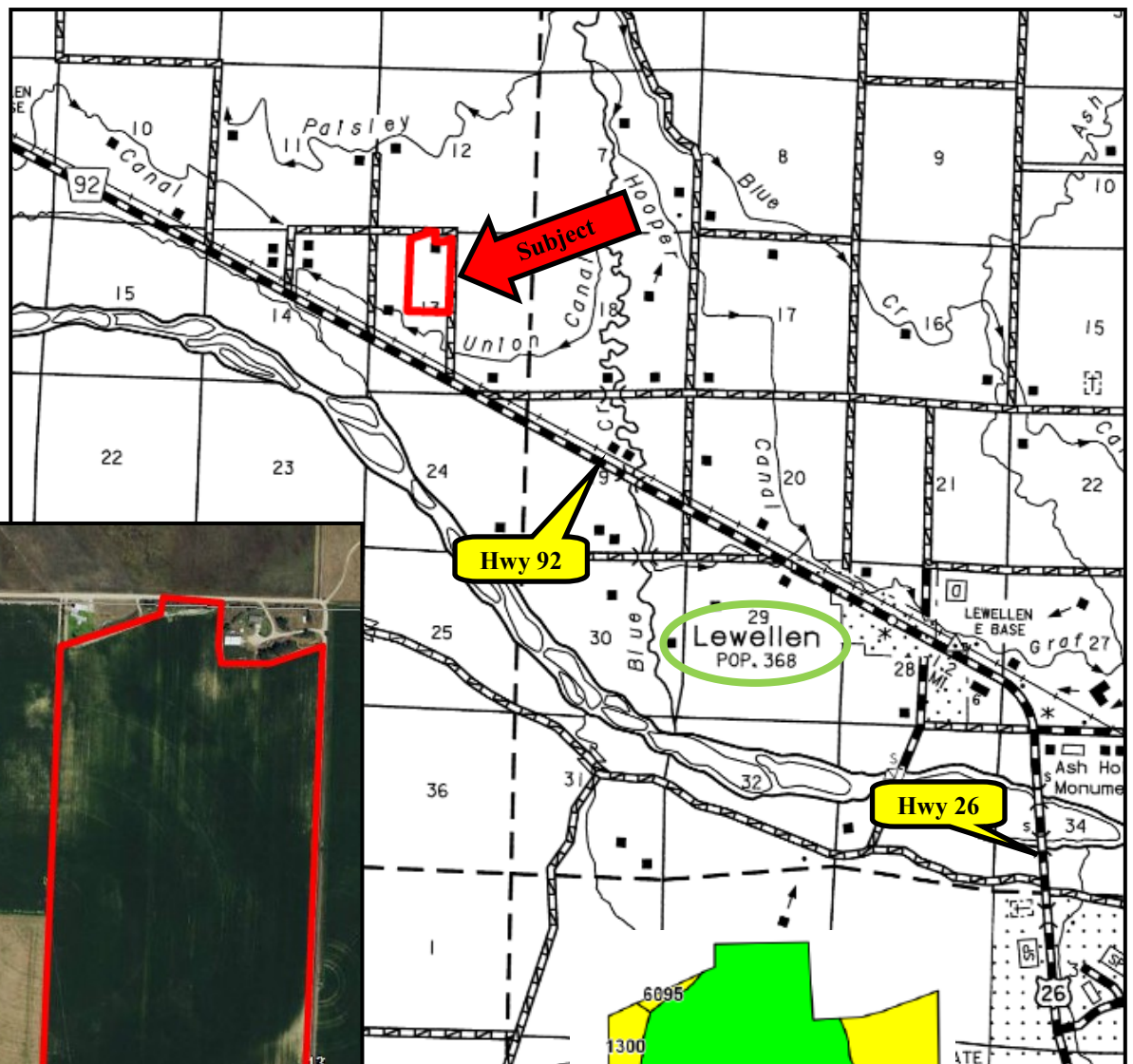
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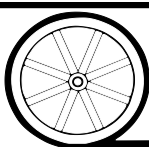
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1326	Bayard fine sandy loam, 0 to 1 percent slopes	66.44	88.2%		Ile	Ile
4812	Valentine loamy fine sand, 0 to 3 percent slopes, dry	7.66	10.2%		IVe	IVe
1300	Bayard fine sandy loam, 1 to 3 percent slopes	1.01	1.3%		IIIe	Ile
6095	Sarben loamy fine sand, 3 to 6 percent slopes	0.22	0.3%		IVe	IVe



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