

# LAND FOR SALE

## BUFFALO COUNTY PASTURE

Price Reduced

- LOCATION:** 4 miles north and 1/2 mile east of Pleasanton. (located on the corner of Hawk Road & 370th Road)
- LEGAL DESCRIPTION:** SE1/4 Section 1-T12N-R16W of the 6th P.M., Buffalo County, Nebraska except a 2.0 acre Tract located in the southeast corner.
- PROPERTY DESCRIPTION:** Buffalo County Assessor indicates a total of 158.43 acres. Farm consists of good quality hardland pasture.
- LIVESTOCK WATER:** Provided by a well equipped with an electric submersible, along with several dams.
- SOILS:** Soils consist of Coly, Uly, Holdrege and Hobbs silt loams with slopes ranging from 3-30%.
- REAL ESTATE TAXES:** 2014 Real Estate Tax - \$1,862.48
- LIST PRICE:** ~~\$374,000.00~~ \$360,000.00 CASH



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P.O. Box 1390

2418 East Hwy 30

Kearney NE 68848-1390

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 234-4969**

Fax (308) 236-9776

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 expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



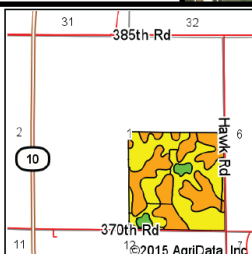
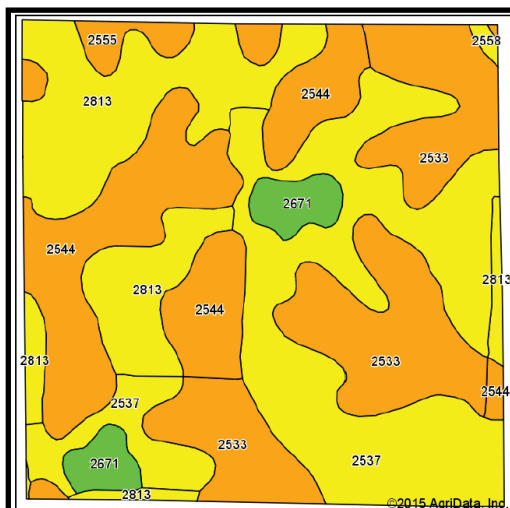
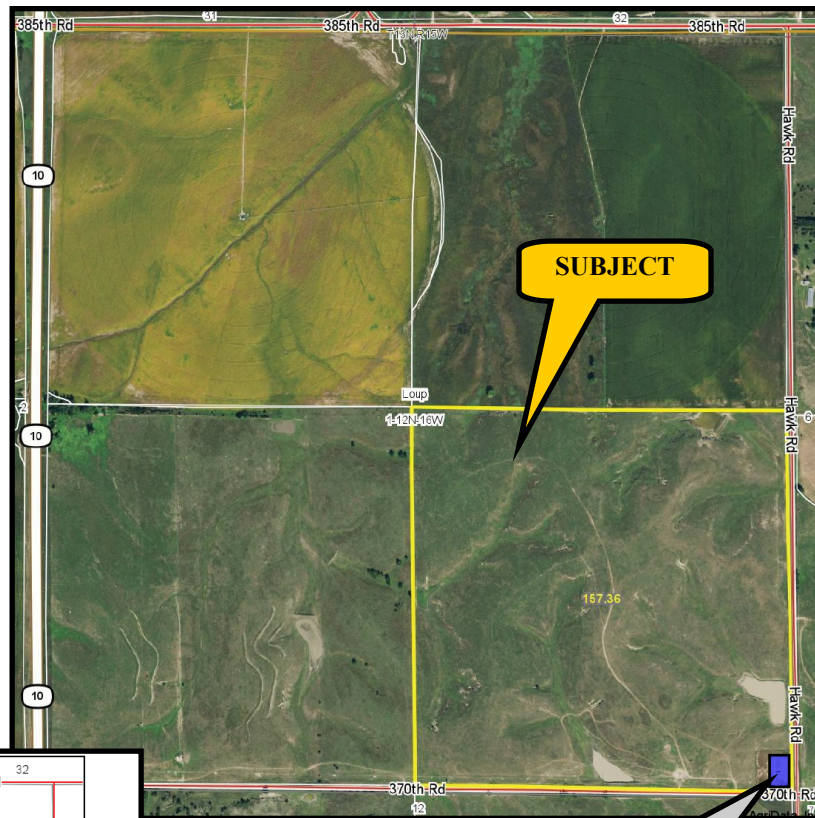
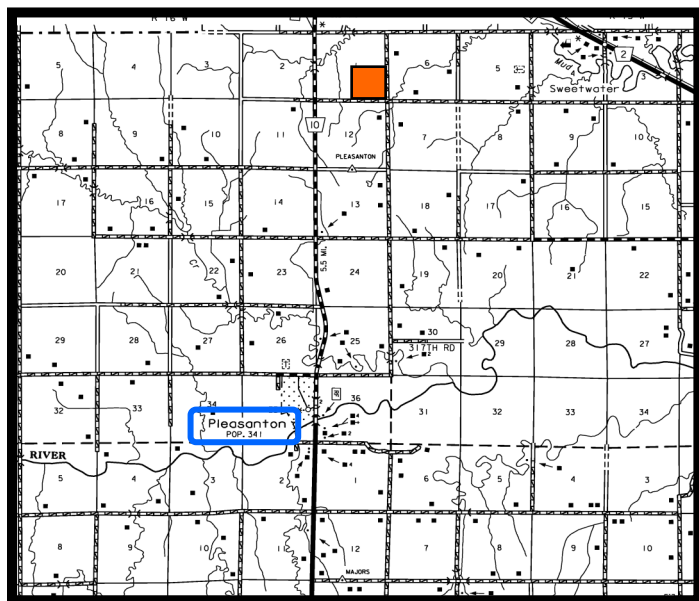
**COMMENTS:**

This is a well maintained, very productive pasture, which has excellent location along with good fences, and very good livestock water availability.

**CONTACT:**

Bart Woodward, Listing Broker (308) 233-4605  
 Bryan Danburg, Sales Person (308) 380-3488  
 Kent Richter, Sales Person (308) 627-6465  
 David J. Frost, Assoc. Broker (308) 380-8321  
 John Keeney, Sales Person (308) 293-1713

bart@agriaffiliates.com  
 bryan@agriaffiliates.com  
 kent@agriaffiliates.com  
 davef@agriaffiliates.com  
 jkeeney@agriaffiliates.com



State: Nebraska  
 County: Buffalo  
 Location: 1-12N-16W  
 Township: Loup  
 Acres: 157.36  
 Date: 2/17/2015

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Maps Provided By:  
**surety**  
 CUSTOMER-ORIENTED ONLINE MAPS  
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Soils data provided by USDA and NRCS.

Area Symbol: NE019, Soil Area Version: 17									
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n
2537	Coly silt loam, 6 to 11 percent slopes	48.00	30.5%		Ive	Ive	51		
2533	Coly silt loam, 11 to 30 percent slopes	35.23	22.4%		Ive	Ive	30		
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	32.67	20.8%		Ive	Ive	63		
2544	Coly, Uly, and Hobbs soils, 3 to 30 percent slopes	31.94	20.3%		Ive	Ive	24		
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	5.64	3.6%		Ive	Ive	70		
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	3.43	2.2%		Ive	Ive	53		
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	0.45	0.3%		Ive	Ive	56	2	28
Weighted Average							44	0.1	0.1



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