

LAND FOR SALE

South Hwy 83 Cropland

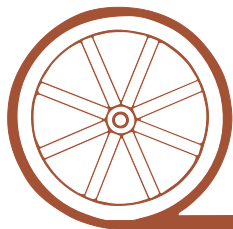


- Location:** Bordered on the west by US #83, 3 miles north of Wellfleet, Nebraska.
- Legal Description:** S1/2 Section 28-T10N-R30W of the 6th PM, Lincoln County, Nebraska.
- Acres:** 312.61 tax assessed acres
- Taxes:** 2014 taxes payable in 2015 - \$4,751.06
- Land Use:** Property consists of 300 acres of dry cropland.
- FSA Info:** **Currently has potential to increase yields!** 302.9 Cropland Acres : 259.1 acres corn base at 119 bu yield; 16.5 acres wheat base at 32 bu yield; 2.8 acres soybean base at 30 bu yield.
- Soils:** Soils in the Holdrege, Hersh, Anselmo and Hord series; 50% Class III & II, 50% Class IV soils.
- Improvements & Equipment:** Property has an equipped submersible livestock well, as well as two cased and registered wells, eligible for livestock and domestic water only (irrigation not allowed).
- Price:** \$470,000
- Comments:** Excellent investment opportunity with the potential for **4.5% ROI!!!** The cropland is rented for 2015 for \$18,000 all due March 1st, 2015. The corn stalks are rented for the winter of 2015 and expires March 1st, 2016 for \$10/acre. All income will pass to the buyer if closed before May 1st, 2015.

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Offered Exclusively By:



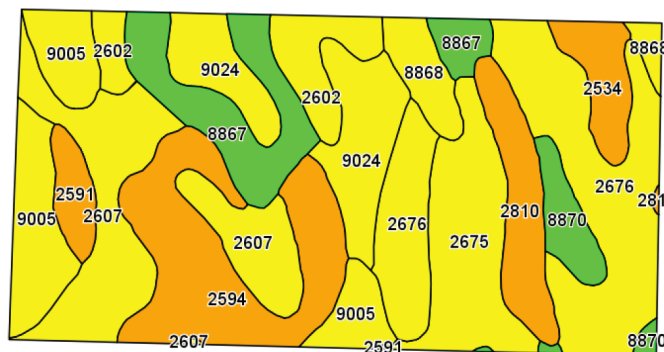
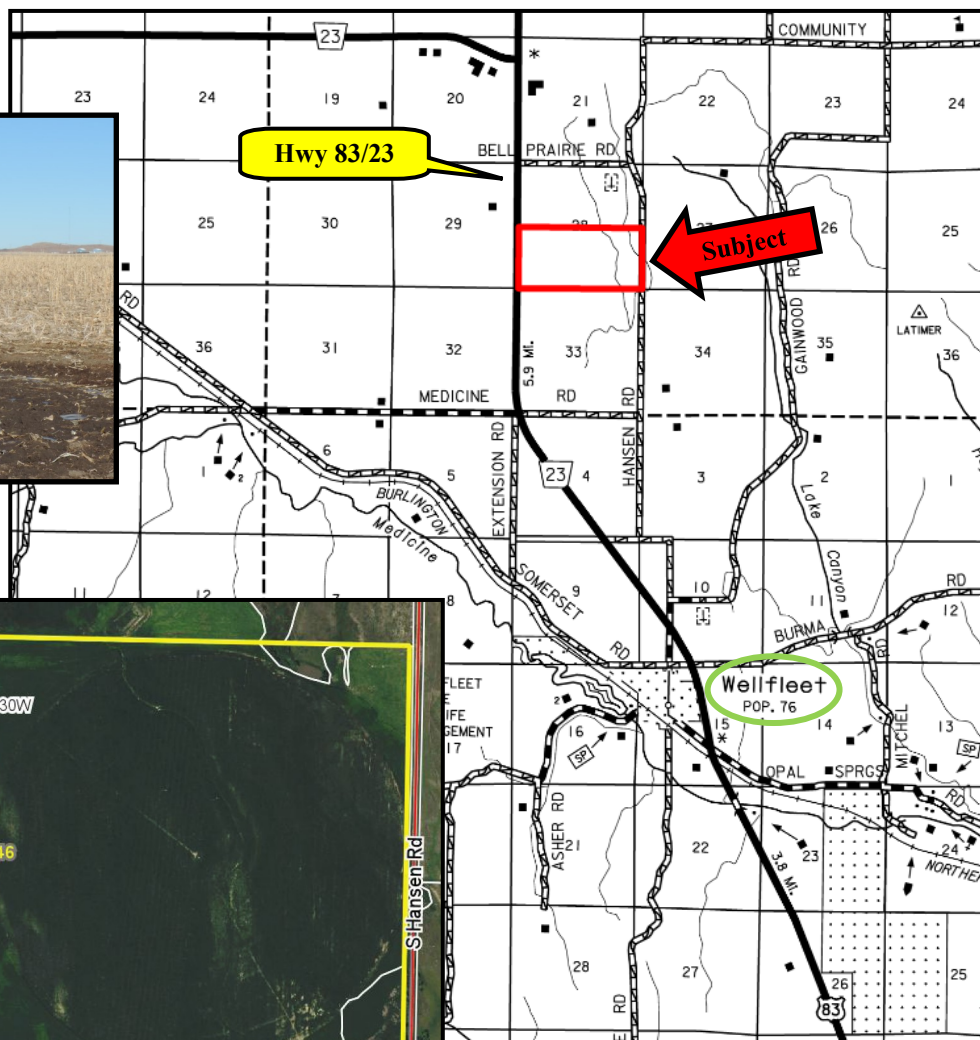
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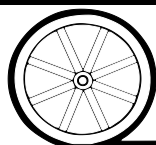
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	56.53	18.1%		IIe	IIe
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	41.02	13.1%		IVe	IVe
2594	Hersh and Valentine soils, 6 to 11 percent slopes	40.11	12.8%		Ve	IVe
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	29.25	9.4%		IVe	IVe
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	27.73	8.9%		IIe	IIe
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	27.24	8.7%		IIe	IIe
8867	Hord fine sandy loam, 1 to 3 percent slopes	25.74	8.2%		IIe	IIe
2810	Uly and Coly silt loams, 11 to 30 percent slopes	15.91	5.1%		VIe	VIe
2602	Hersh soils, 6 to 11 percent slopes	14.44	4.6%		IVe	IVe
8868	Hord fine sandy loam, 3 to 6 percent slopes	9.91	3.2%		IIe	IIe
2534	Coly silt loam, 17 to 30 percent slopes	9.69	3.1%		VIe	VIe
8870	Hord silt loam, 1 to 3 percent slopes	8.64	2.8%		IIe	IIe
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	6.25	2.0%		VIe	

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