

LAND FOR SALE

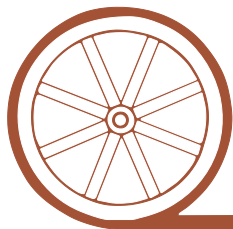
Logan/McPherson County Line Pivot



- Location:** The property is 11.5 miles west of Stapleton, Nebraska just south of Hwy 92 or 3 miles east from Ringgold, Nebraska.
- Legal Description:** All of the NE1/4 lying south of Hwy 92 Section 35-T18N-R30W of the 6th P.M., McPherson County, NE.
- Acres:** The property includes 141 tax assessed deeded acres
- Taxes:** 2013 Real Estate Taxes payable in 2014 - \$1,682.90
- Soils:** The soils include 50% Class II, 37% Class IV and 13% Class VI soils. All soils are within the Valentine soil family.
- Water:** 105.3 Certified Irrigated Acres in the Upper Loup NRD
- Improvements & Equipment:** Irrigation equipment includes an electric irrigation well and 6 tower Zimmatic pivot. There is an open building with pole construction located in the northwest corner of the property.
- Price:** **\$585,000.00**
- Comments:** This pivot irrigated property includes good soils with level to undulating terrain. The location is just south of Highway 92 only 18 miles from a grain receiving facility.
- Contact:** **Tony Eggleston, Listing Agent; 308/530-6200 or tony@agriaffiliates.com**
Don Walker, Bruce Dodson, Jerry Weaver, Greg Polk, Chase Dodson, Mike Polk

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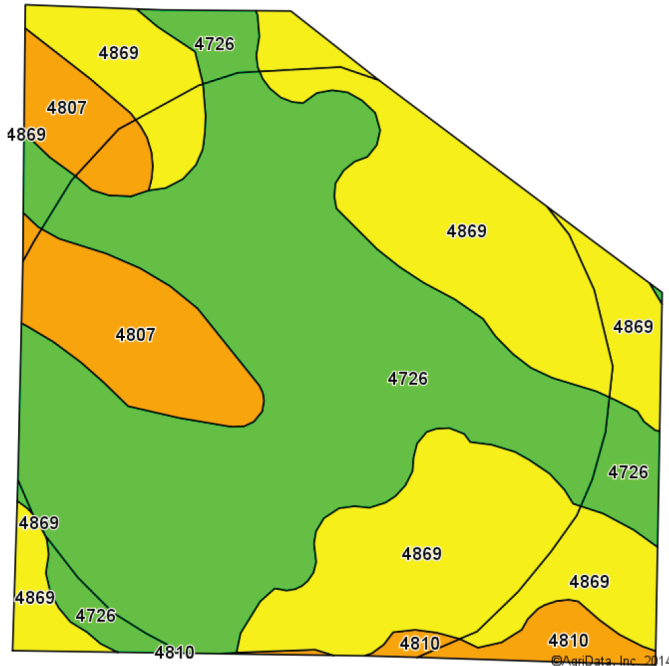
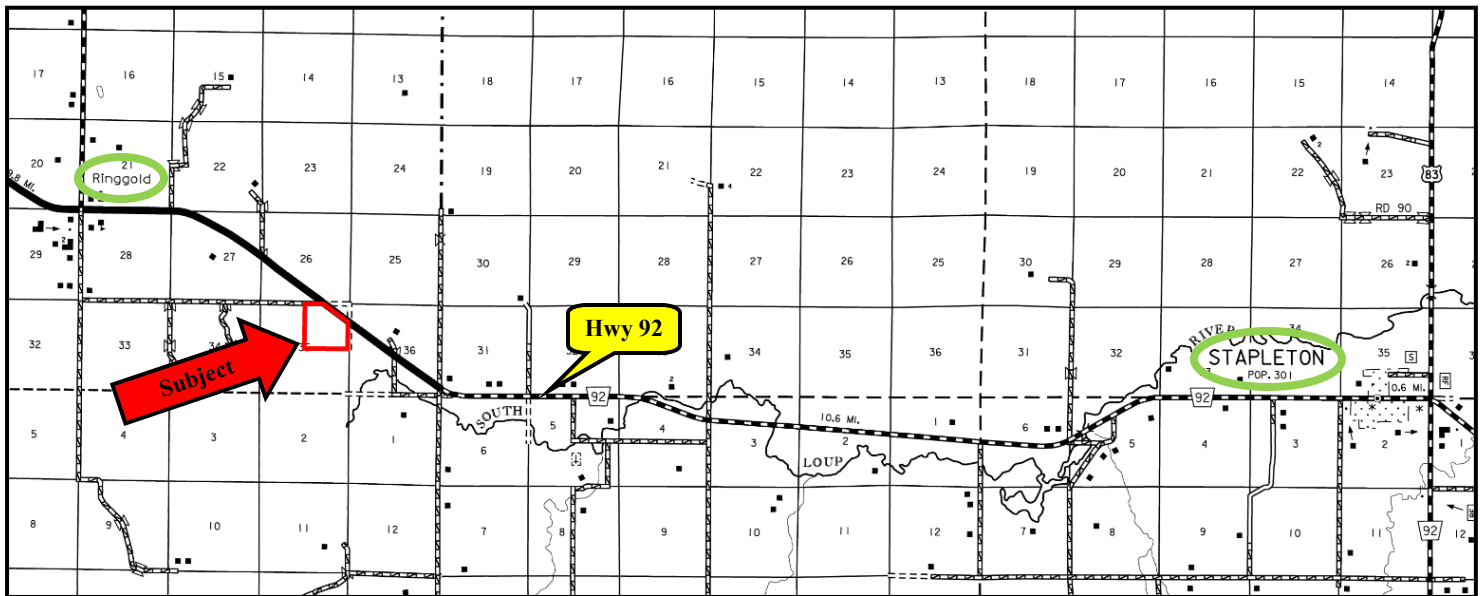
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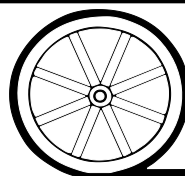
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
4726	Ringgold-Valentine complex, 0 to 3 percent slopes	67.85	49.9%		Ile	Ile
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	50.11	36.8%		IVe	IIle
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	14.64	10.8%		VIe	
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes complex	3.42	2.5%		VIe	

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