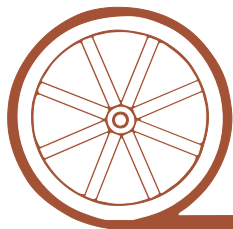


LAND FOR SALE

Garden County Dryland



- Location:** 10 miles south of Oshkosh, Nebraska on Hwy 27 to County Road 38 on east side of Hwy 27.
- Legal Description:** NW1/4 Section 23-T15N-R44W of the 6th P.M., Garden County, Nebraska.
- Acres:** 152.08 tax assessed acres
- Taxes:** 2013 taxes payable in 2014 - \$1,032.44
- Land Use:** Property is entirely non-irrigated cropland. North half is currently in wheat and the south half is in stubble.
- Soils:** Soils are 68% Class II Alliance & Duroc loams, 26.6% Class III Sidney loam and 5.4% Class V Sidney-Canyon complex.
- Price:** **\$260,000**
- Comments:** This is a very nice dryland property with excellent access off of Hwy 27 and Cty Rd 38. Buyer to receive all owned mineral rights.
- Contact:** **Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com**
Tony Eggleston, Greg Polk, Jerry Weaver, Bruce Dodson, Don Walker,
Roger Luehrs, Chase Dodson



Offered Exclusively By:

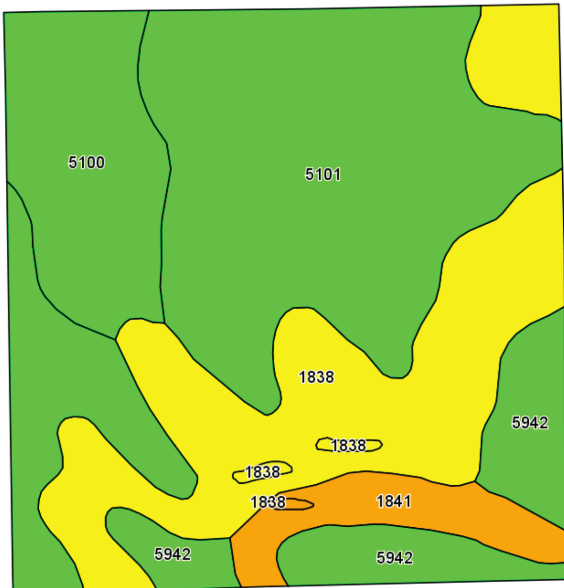
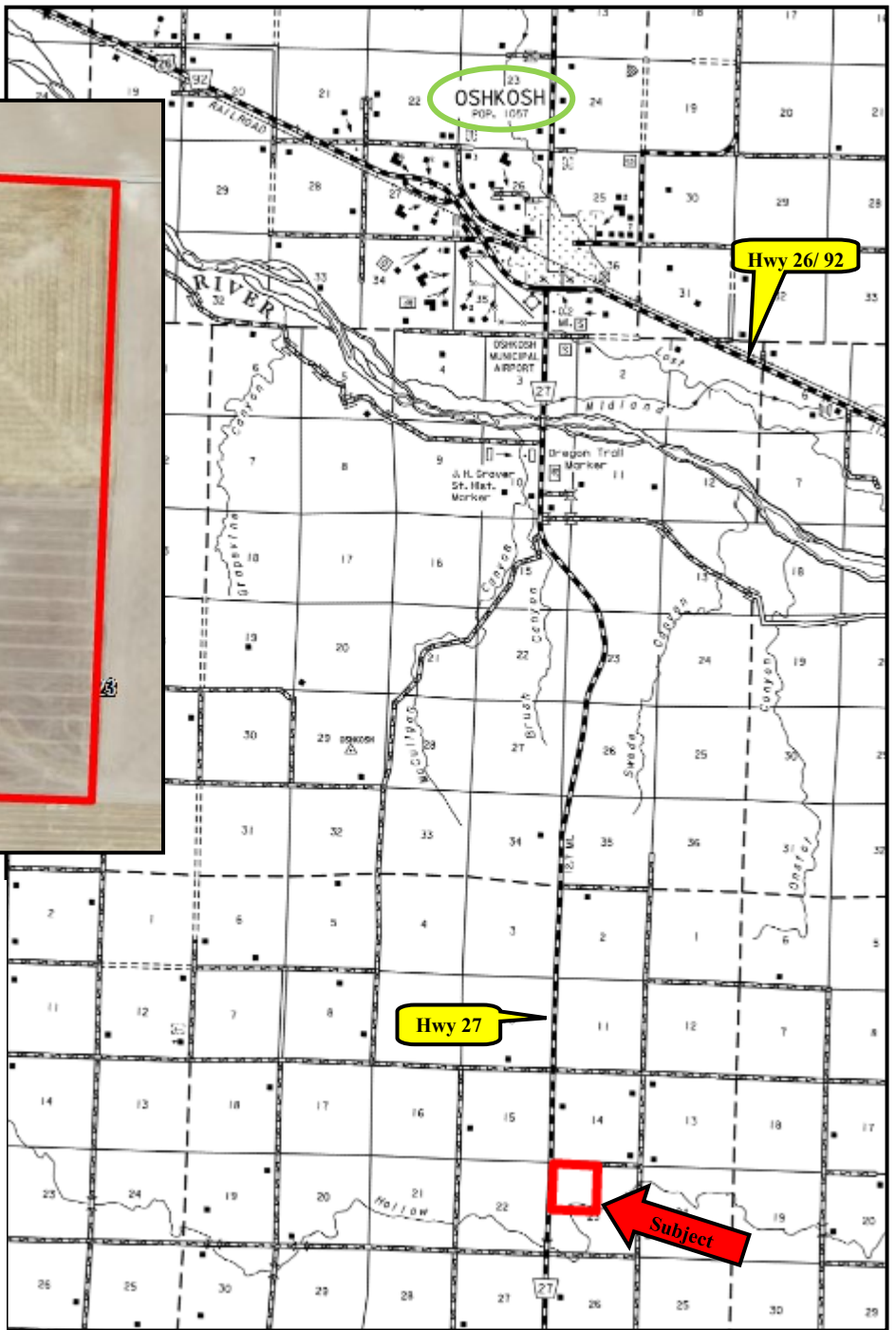
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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
5101	Alliance loam, 1 to 3 percent slopes	66.36	43.9%		Ile	Ile
1838	Sidney loam, 3 to 6 percent slopes	40.72	26.9%		IIle	IIle
5100	Alliance loam, 0 to 1 percent slopes	20.22	13.4%		Ilc	I
5942	Duroc loam, 0 to 1 percent slopes	15.53	10.3%		Ilc	I
1841	Sidney-Canyon complex, 6 to 9 percent slopes	8.28	5.5%		Vs	IVe



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