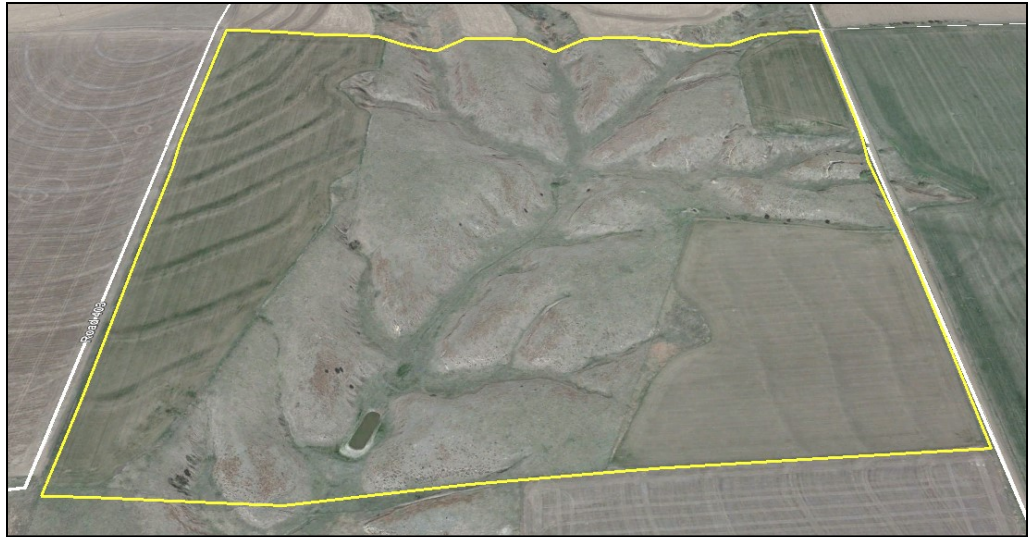
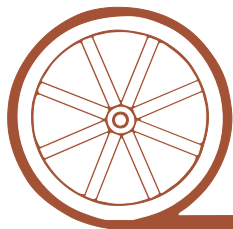


LAND FOR SALE

Moorefield Dryland & Range



- Location:** From Moorefield, NE, 4 miles east and 6 miles south, in north-central Frontier County.
- Legal Description:** NE1/4 Section 6-T7N-R26W of the 6th P.M., Frontier County, Nebraska.
- Acres:** 160.33 tax assessed acres
- Taxes:** 2013 real estate taxes payable in 2014 - \$1,162.08
- Land Use:** The property consists of 61 acres of dryland cropland and 97 acres of rangeland.
- FSA Info:** Crop base acres and yields: Corn 18.8 acres at 126 bushels; Wheat 15.3 acres at 38 bushels; Grain Sorghum 3.2 acres at 48 bushels; and Sunflowers 7.6 acres at 842#.
- Soils:** 84% of the cropland is Class II Holdrege Silt Loam Soils
- Improvements:** One windmill and tank, and a stock dam, providing livestock water
- Price:** **Price Reduced - \$200,000.00**
- Comments:** This is productive cropland and range.
- Contact:** **Bruce Dodson, Listing Agent; 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Chase Dodson, Jerry Weaver, Tony Eggleston, Don Walker, Greg Polk



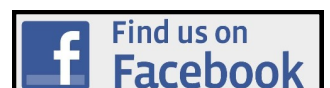
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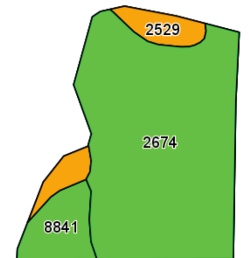
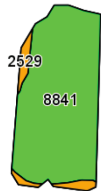
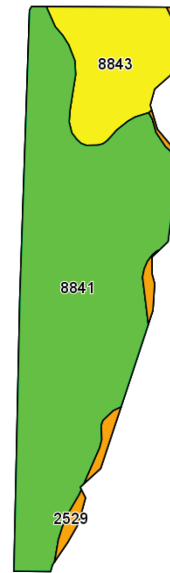
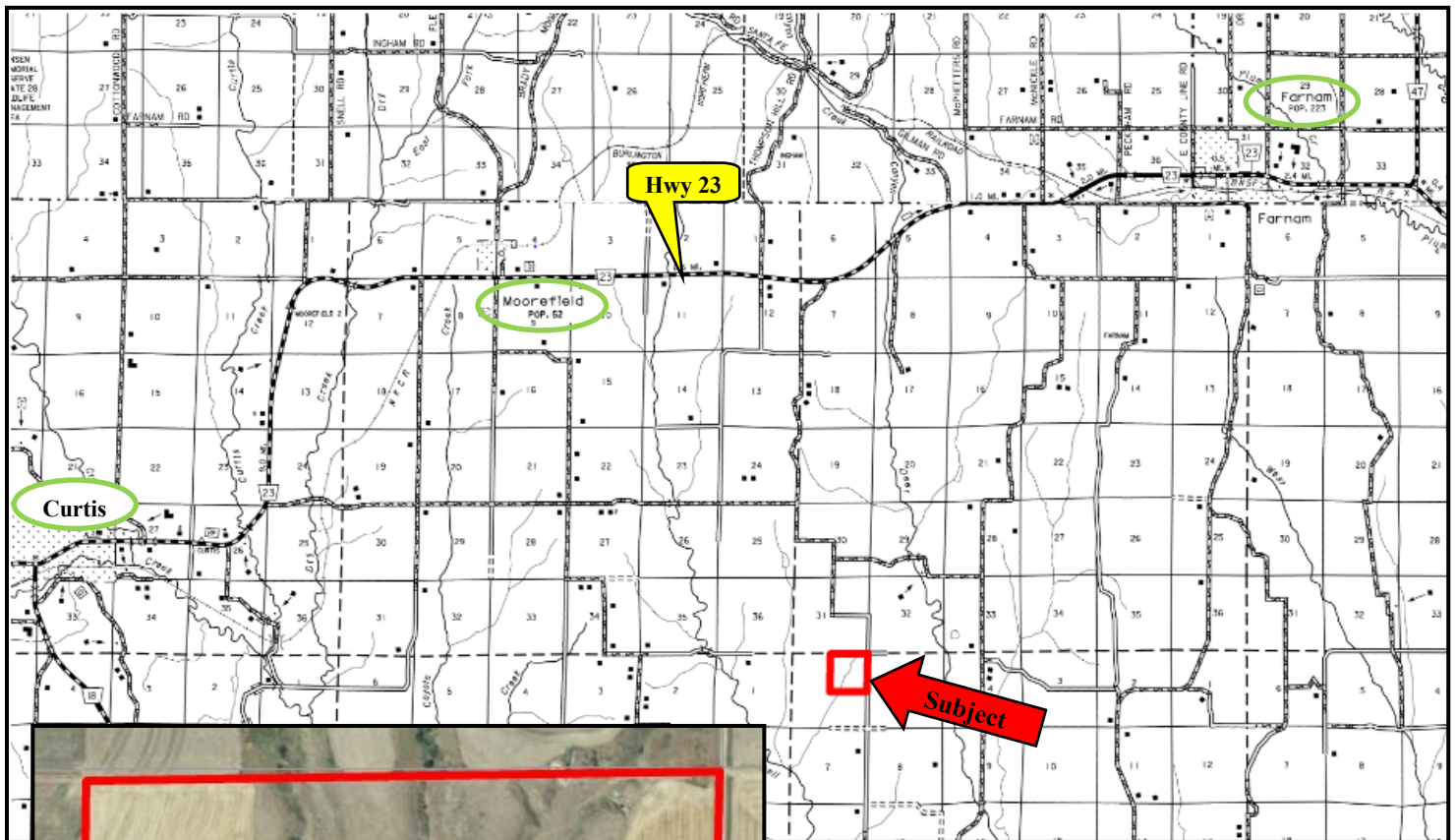
AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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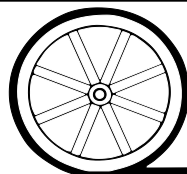
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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





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Cod e	Soil Description	Acre s	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8841	Hall silt loam, 1 to 3 percent slopes	34.72	56.7%		Ile	Ile
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	16.92	27.7%		Ile	Ile
8843	Hall silt loam, 3 to 6 percent slopes	6.13	10.0%		IIIe	IIIe
2529	Coly and Uly silt loams, 11 to 30 percent slopes	3.42	5.6%		Vle	Vle



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