

LAND FOR SALE

Wellfleet Dryland Farm



Location:

Bordered on the west by US #83, 3 miles north of Wellfleet, Nebraska.

Legal Description:

S1/2 Section 28 in T10N-R30W of the 6th PM, Lincoln County, Nebraska.

Acres:

313 Tax Assessed Acres.

Taxes:

2012 estimated dryland taxes \$2,500.

Land Use:

Dryland crop production with grain storage & improvement site.

FSA Info:

302.9 Cropland Acres : 259.1 acres corn base @ 119 bu yield.

Water:

Previously irrigated, this farm sells as dryland - without Certified Irrigated Acres - sells under the current rules and regulations of the Middle Republican NRD.

Soils:

Soils in the Holdrege, Hersh, Anselmo, and Hord series; 50% Class III&II, 50% Class IV soils.

Improvements & Equipment:

20,000 bushel grain bin (false floor & aeration) in southeast portions adjacent to Hansen Road; and equipped submersible livestock well. Also includes 2 cased and registered wells - eligible for livestock or domestic water only (irrigation not allowed). 3-phase electricity on north boundary.

Price:

\$525,000

Comments:

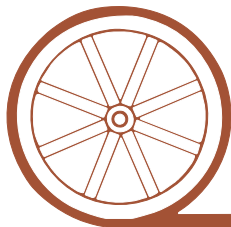
This property was formerly pivot irrigated, but sells without irrigation equipment or Certified Irrigated Acres. The property is located in the Middle Republican Natural Resources District.

Contact:

Chase Dodson 308/520-1168 or Don Walker 308/764-7175

Mike Polk, Bruce Dodson, Jerry Weaver, Tony Eggleston - John Childears, Broker

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

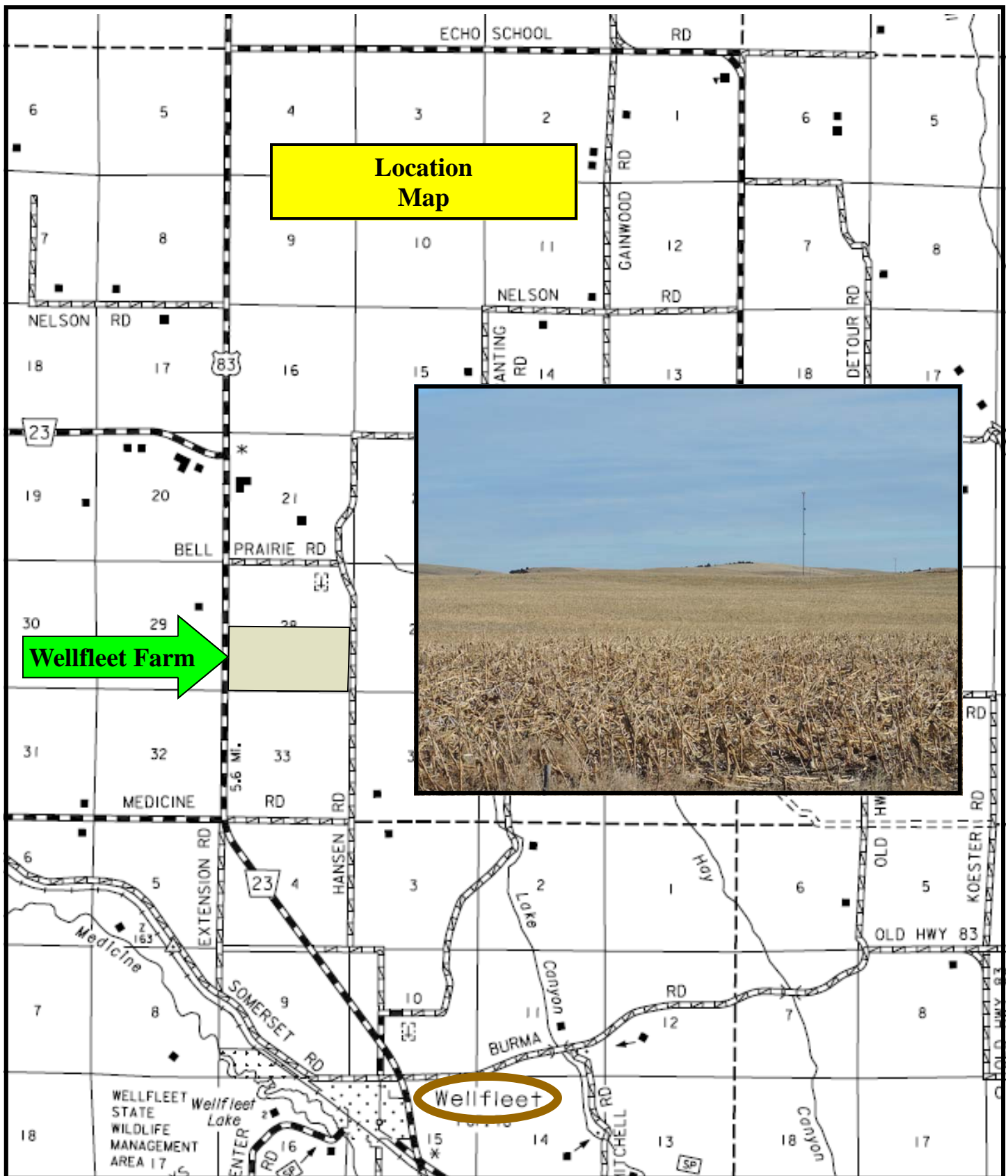
www.agriaffiliates.com

(308) 534-9240

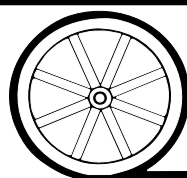
Fax (308) 534-9244

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.





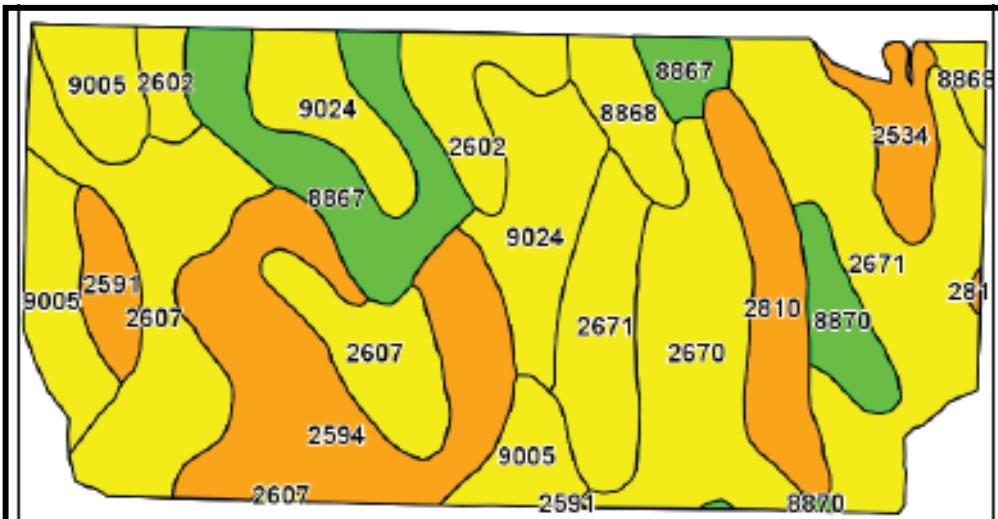
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Soils Map - Wellfleet Farm



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	52.88	17.5%		IIIe
2594	Hersh and Valentine soils, 6 to 11 percent slopes	40.79	13.5%		Ve
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	40.53	13.4%		IVe
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	27.62	9.1%		IIIe
2670	Holdrege silt loam, 3 to 7 percent slopes	27.54	9.1%		IIIe
8867	Hord fine sandy loam, 1 to 3 percent slopes	25.53	8.4%		IIe
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	25.42	8.4%		IVe
2810	Uly and Coly silt loams, 11 to 30 percent slopes	15.99	5.3%		VIe
2602	Hersh soils, 6 to 11 percent slopes	14.27	4.7%		IVe
8868	Hord fine sandy loam, 3 to 6 percent slopes	10.13	3.3%		IIIe
2534	Coly silt loam, 17 to 30 percent slopes	8.03	2.7%		VIe
8870	Hord silt loam, 1 to 3 percent slopes	7.82	2.6%		
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	6.35	2.1%		

