

LAND FOR SALE



Elsie Dryland Perkins County

Location:

Parcel #1 - 3 miles north and 1 mile east of Elsie, Nebraska on blacktop Cty Rd 763;
Parcel #2 - 4.5 miles north of Elsie, Nebraska on Cty Rd 346 & then 1/2 mile east on trail road;
Parcel #3 - 7 miles north of Elsie, Nebraska on Cty Rd 346 and then 1 mile east on Cty Rd 767.

Legal Description:

Parcel #1 - W1/2 Section 30-T11N-R35W; **Parcel #2** - NE1/4 Section 24-T11N-R36W;
Parcel #3 - W1/2NW1/4 Section 7-T11N-R35W of the 6th P.M., Perkins County, NE.

Acres:

Parcel #1 - 313.54 tax assessed acres; **Parcel #2** - 164.58 tax assessed acres; **Parcel #3** - 78.47 tax assessed acres

Taxes:

2012 taxes payable in 2013: **Parcel #1** - \$2,366.60; **Parcel #2** - \$1,208.54; **Parcel #3** - \$669.30

Land Use:

This property is entirely non-irrigated cropland.

FSA Info:

Parcel #1 - 307.5 acres cropland: 181.4 Ac Wheat Base at 36 Bu yield, 15.8 Ac Oats Base at 40 Bu yield, 1.6 Ac Corn Base at 121 Bu yield; **Parcel #2** - 159.1 acres cropland: 100.4 Ac Wheat Base at 36 Bu yield, 2 Ac Oats Base at 40 Bu yield, 15.6 Ac Corn Base at 46 Bu yield;
Parcel #3 - 76.3 acres cropland: No Base Included.

Soils:

Parcel #1 - 95% Class II & III, 5% Class IV Soils; **Parcel #2** - 100 Class II & III Soils;
Parcel #3 - 14% Class II, 65% Class III, 21% Class VI.

Price:

Parcel #1 - \$590,000; **Parcel #2** - \$295,000; **Parcel #3** - \$133,000

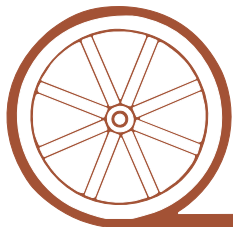
Comments:

Property sell subject to an existing cash lease for 2013 and 2014. Buyer to receive all lease money. All owned oil, gas & mineral rights pass to Buyer.

Contact:

Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com
Jerry Weaver, Bruce Dodson, Loren Johnson, Chase Dodson, Greg Polk, Tony Eggleston

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

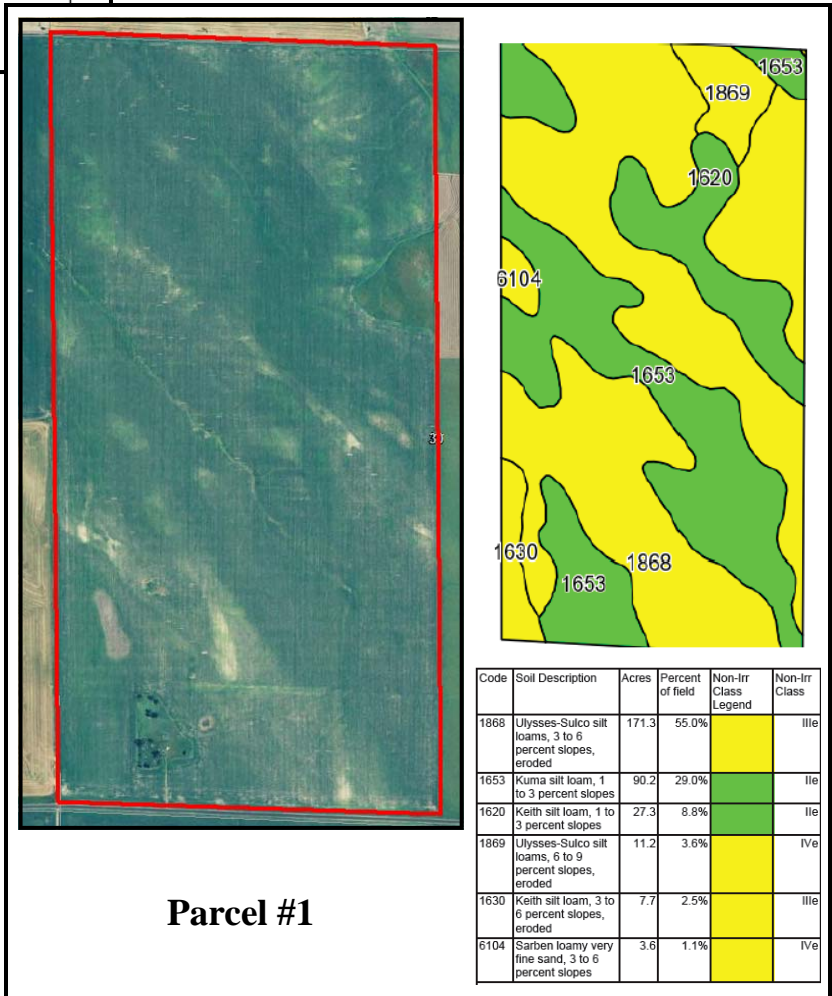
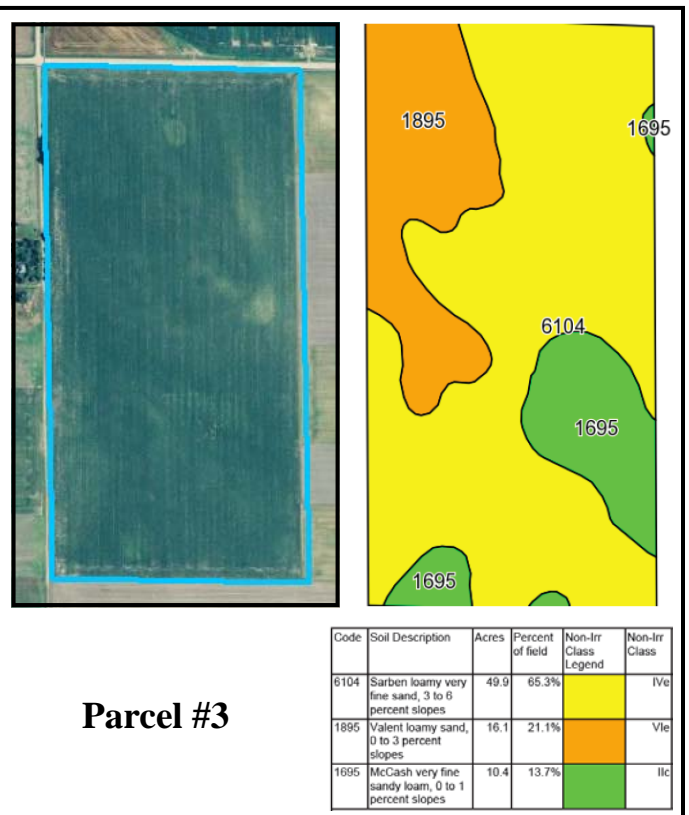
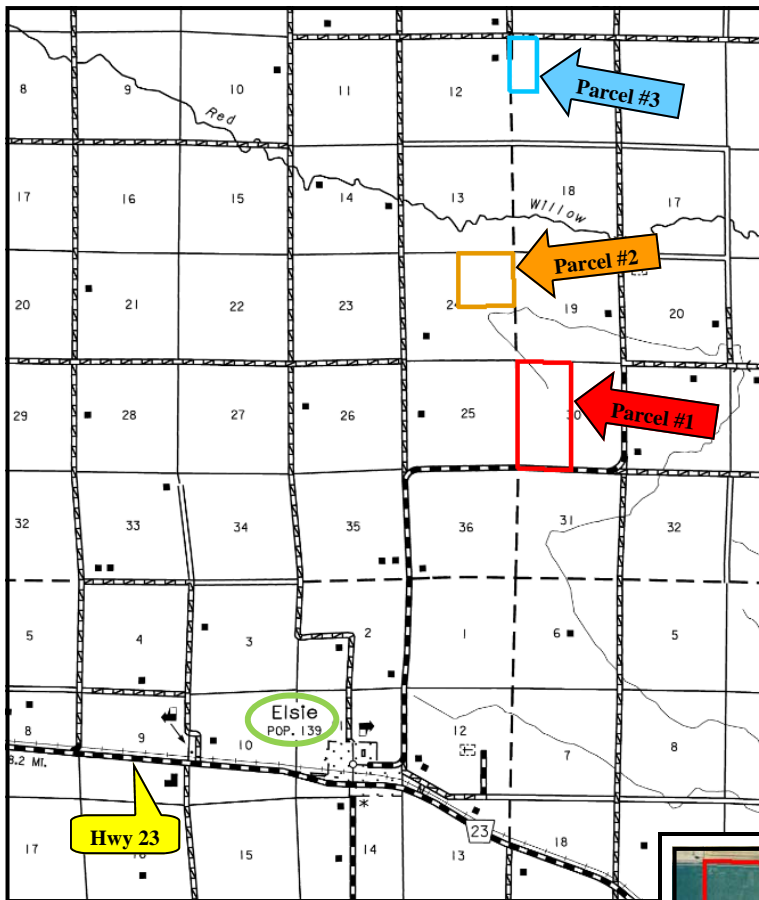
I-80 & US Hwy 83

North Platte, NE 69103

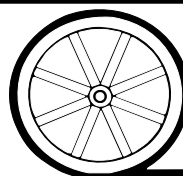
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(308) 534-9240

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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