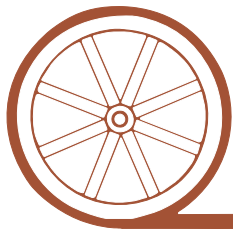


# LAND FOR SALE

## Minatare Cropland



- Location:** 4 miles east of Minatare, Nebraska on Hwy 26 then north 3 miles on CR 34. Access from CR L is via an access easement.
- Legal Description:** Part of the E1/2W1/2SW1/4, Part of W1/2E1/2SW1/4 Section 24-T22N-R53W of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.
- Acres:** 68 tax assessed acres
- Taxes:** 2012 taxes payable in 2013 - Estimated at \$1,722
- Land Use:** Gravity irrigated cropland
- FSA Info:** 64 cropland acres.
- Water:** 64 acres of Pathfinder Irrigation District water rights.
- Soils:** Predominantly Dailey and Valent loamy fine sands.
- Price:** \$160,000 (\$2,500/acre)
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Loren Johnson, Roger Luehrs, Tony Eggleston,  
Chase Dodson, Jerry Weaver



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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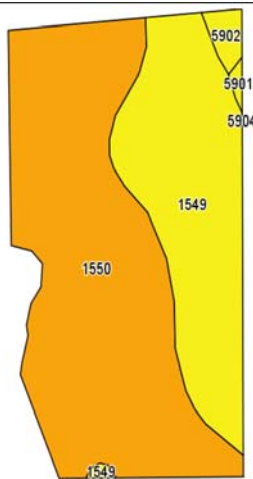
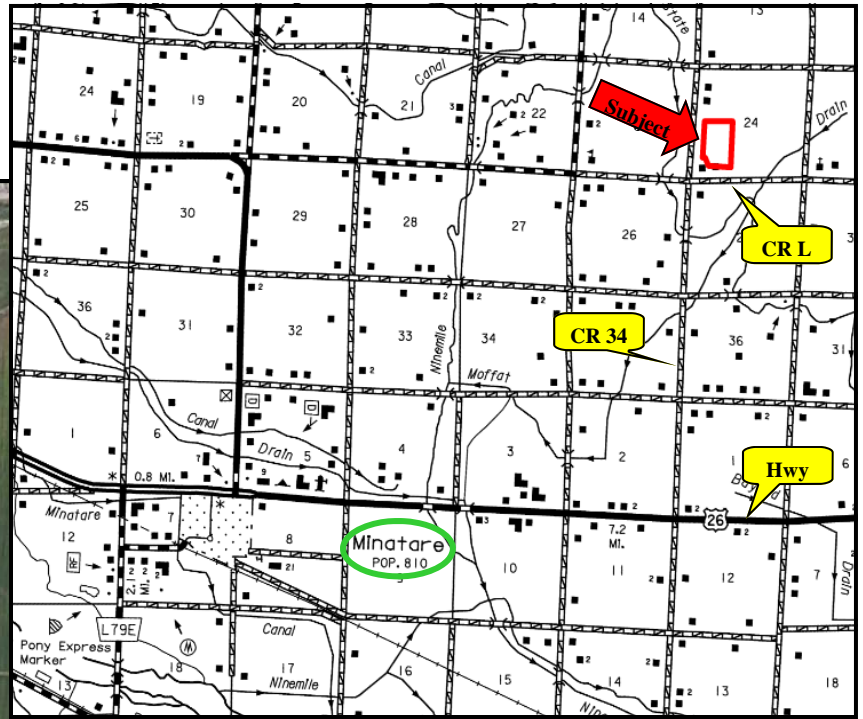
**NORTH PLATTE OFFICE**

P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

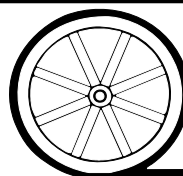
Fax (308) 534-9244

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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	39.9	62.4%		IVe	IVe
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	22.7	35.5%		IVe	IVe
5902	Alice fine sandy loam, 3 to 6 percent slopes	1.1	1.7%		IVe	IIIe
5901	Alice fine sandy loam, 0 to 3 percent slopes	0.3	0.4%		IIIe	IIe

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