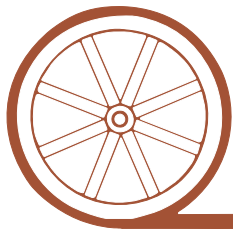


LAND FOR SALE

Garden County Combo



- Location:** 2 miles west of Lewellen, Nebraska on Highways 26 & 92.
- Legal Description:** W1/2NW1/4 Section 19-T16N-R42W; NE1/4 Section 24-T16N-R43W of the 6th PM (less Hwy & RR Right of Way) Garden County, Nebraska.
- Acres:** 222.84 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$960.32
- Land Use:** Irrigated corn and hay production with cattle grazing on meadow & pasture. Good concrete goose pit in the meadow.
- FSA Info:** 59.2 acres cropland with balance in hay meadow and pasture. 22.2 Ac. Corn Base at 119 Bu. Yield; 5.3 Ac Oats Base at 38 Bu Yield.
- Irrigation:** This farm has 114.84 acres of water rights from Union Irrigation District listed as Parcels 350017972 & 350019673. There is an 8" pipeline valve north of the highway and railroad right-of-ways and an 8" pipeline valve south of the highway and railroad right-of-ways.
- Price:** **\$310,000**
- Comments:** Excellent access on Highways 26 & 92 and very good goose, deer, elk and turkey hunting. A 90 acre pivot could fit on the NE1/4 of Section 24.
- Contact:** **Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com**
Greg Polk, Loren Johnson, Jerry Weaver, Tony Eggleston, Roger Luehrs, Bruce Dodson



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NORTH PLATTE OFFICE

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I-80 & US Hwy 83

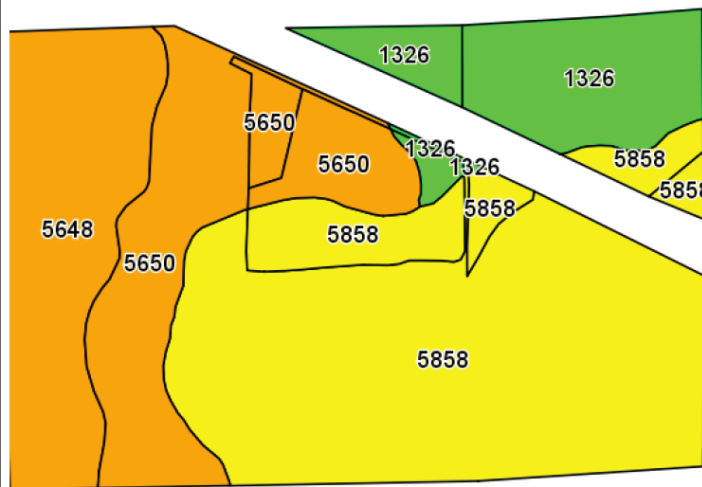
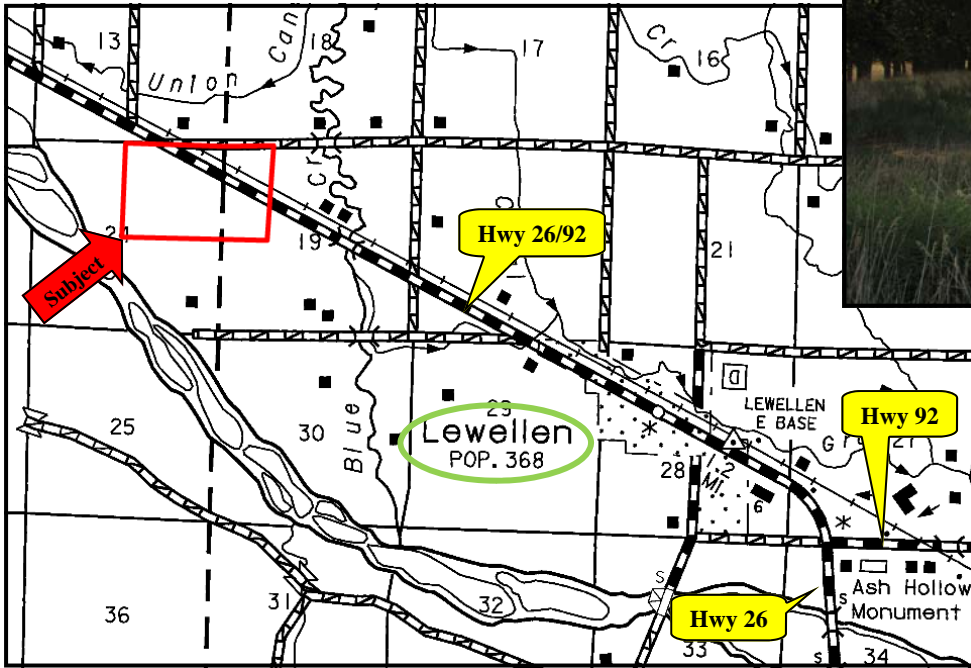
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(308) 534-9240

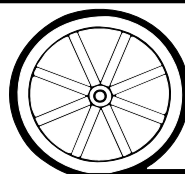
Fax (308) 534-9244

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
5858	Scoville loamy fine sand, 0 to 3 percent slopes	108.9	49.1%		IVe	IVe
5650	Lemoyne sand, rarely flooded	43.3	19.5%		VIe	IVe
5648	Jankosh loam, rarely flooded	40.7	18.3%		VIe	
1326	Bayard fine sandy loam, 0 to 1 percent slopes	29.1	13.1%		Ile	Ile

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