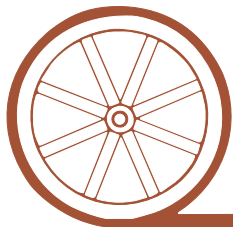


LAND FOR SALE

Minatare Farm



- Location:** 4 miles east of Minatare, Nebraska on Hwy 26 then north 3 miles on CR 34 and 1/2 mile east on CR L.
- Legal Description:** E1/2E1/2SW1/4, W1/2W1/2SE1/4 Section 24-T22N-R53W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** 86 tax assessed acres
- Taxes:** 2011 real estate taxes payable in 2012 - \$1,437.12
- Land Use:** Gravity irrigated cropland
- FSA Info:** 80.9 cropland acres. Corn base is 57.9 acres at 109 bushels direct yield.
- Water:** 86 acres of Pathfinder Irrigation District water rights.
- Soils:** 74% Class II & III irrigated cropland. Soil type is mostly Alice loamy find sand with 0 to 3% slopes.
- Price:** \$325,000
- Contact:** Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Jerry Weaver, Roger Luehrs



Offered Exclusively By:

AGRI AFFILIATES, INC.

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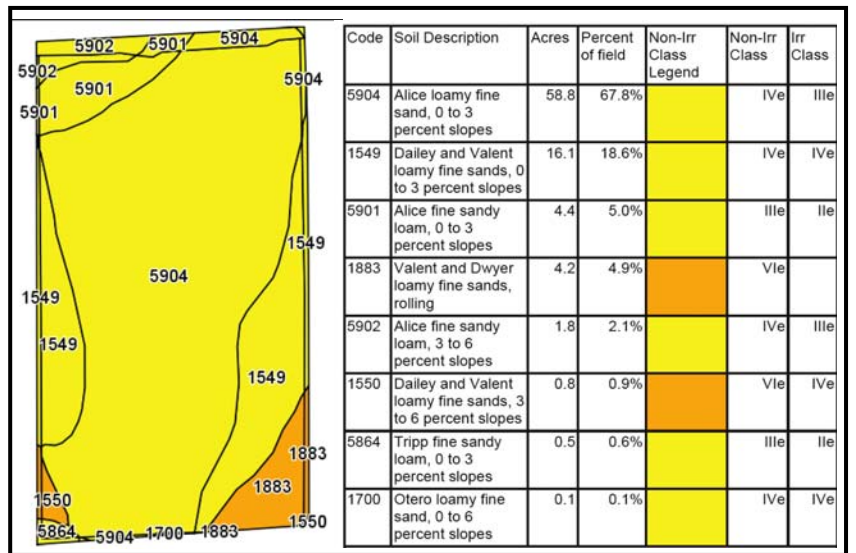
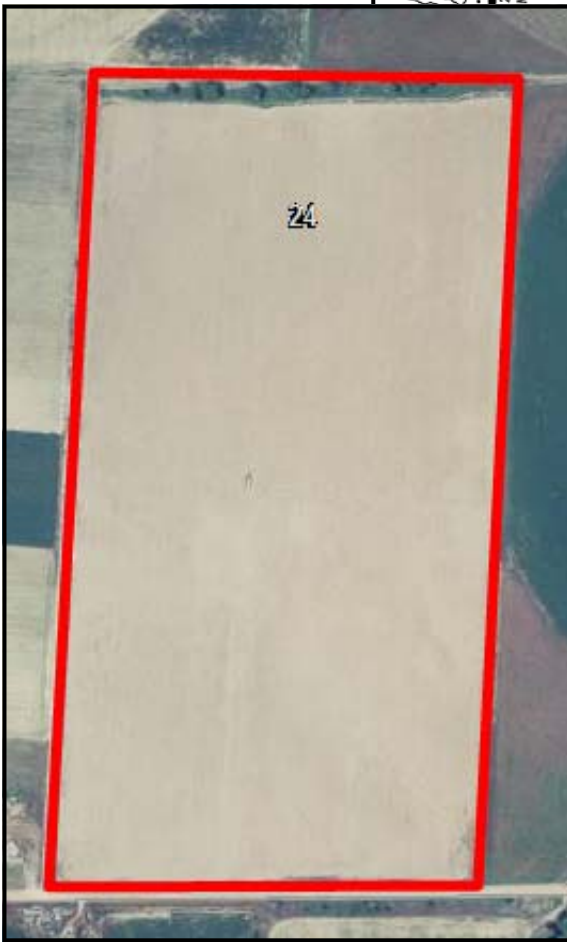
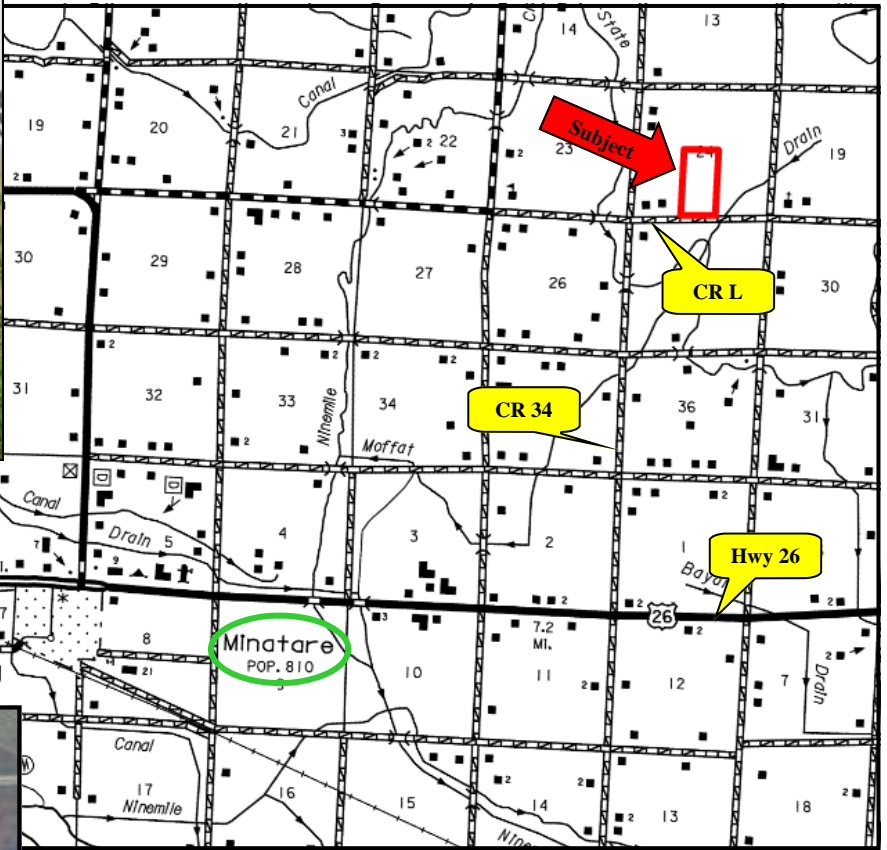
NORTH PLATTE OFFICE

P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

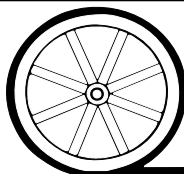
(308) 534-9240

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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