

LAND FOR SALE

SUB-IRRIGATED GRASSLAND Buffalo County, Nebraska



Location: From Kearney, Nebraska, approximately 4 miles west on U S Highway 30, and 1 mile south on Evergreen Road.

Legal

Description: NE1/4 NE1/4 and Lot 4 Section 11-T8N-R17W of the 6th P.M., Buffalo County, Nebraska.

Property

Description: Buffalo County Assessor indicates a total of 52.3 acres. Farm consists of good quality sub-irrigated grassland.

Soils: Soils consist primarily of Class IIIw Alda loam, with a minor amount of Platte soils.

Real Estate Taxes: 2011 real estate tax - \$750.12

List Price: \$208,000.00 **Cash**

Comments: This is a well maintained property with productive soils and good border fencing.

Contact: **Bart Woodward, Listing Broker - (308) 233-4605**
Bryan Danburg, Sales Person - (308) 380-3488
David J. Frost, Assoc. Broker - (308) 380-8321
Kent Richter, Sales Person - (308) 627-6465

bart@agriaffiliates.com

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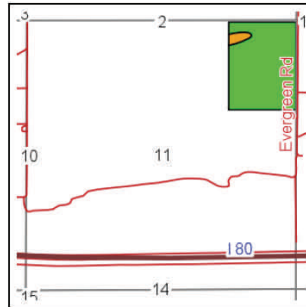
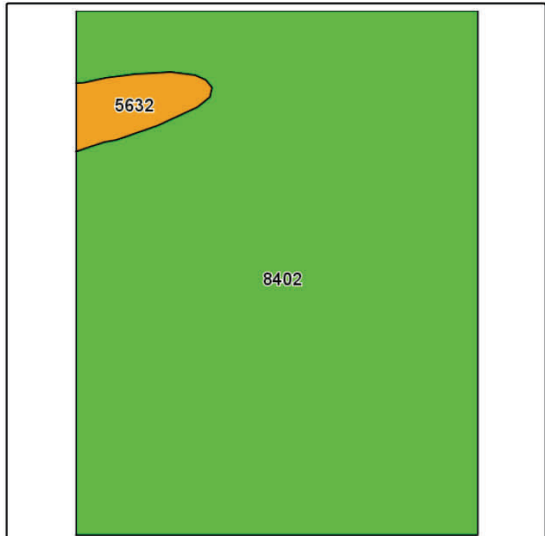
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KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969

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 expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Soils Map



State: Nebraska
County: Buffalo
Location: 11-8N-17W
Township: Odessa
Acres: 52
Date: 8/8/2012



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Pasture Irrigated	Pasture
8402	Alda loam, rarely flooded	50.3	96.7%		Illw	Illw	37	3.5	4	110	39	63	100	9	2.3
5632	Platte soils, occasionally flooded	1.7	3.3%		VIw	IVw	32		2	61			65	8	
Weighted Average							36.8	3.4	3.9	108.4	37.7	60.9	98.8	9	2.2



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