

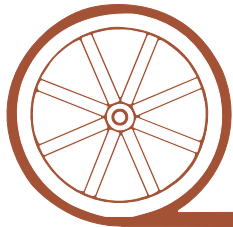
LAND FOR SALE

Ogallala Farm



- Location:** 2 1/2 miles east of Ogallala on North 1-80 Frontage Road.
- Legal Description:** Part of Lots 7 & 8 less I-80 right of way and tracts in Section 3-T13N-R38W of the 6th P.M., Keith County, Nebraska.
- Acres:** 70.45 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$1,851.10
- FSA Info:** Farm #239, Tract 371 — 71.2 acres Cropland with 34.4 acre Wheat Base at 35 Bu. Yield. Property includes 69.307 Certified Irrigated Acres.
- Irrigation:** NE Well Reg. #G-000439 Set up to pump 640 G.P.M., 30HP electric motor, Western Land Roller Pump set up with 3-wheel move systems and 6" mainline.
- Soils:** Majority of Norwest loams with some Wann fine sandy loams along the north edge. All Class II & III soils.
- Price:** **\$310,000.00**
- Comments:** Excellent location and access with good soils and shallow water. Presently planted to organic wheat. Current lease at \$200/acre and annual sign rental makes this a good investment.
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Roger Luehrs

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NORTH PLATTE OFFICE

P.O. Box 1166

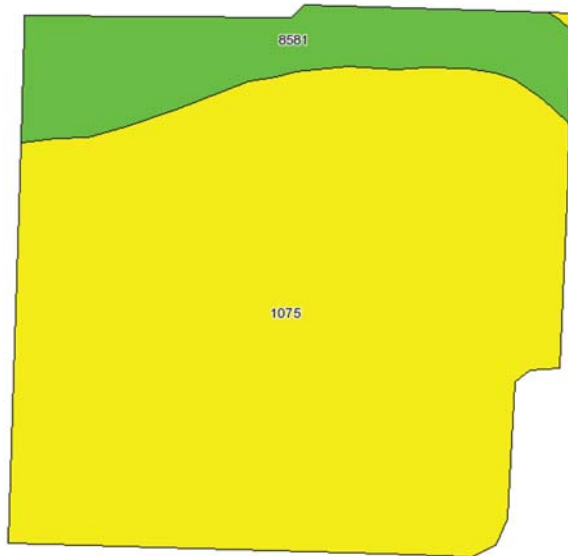
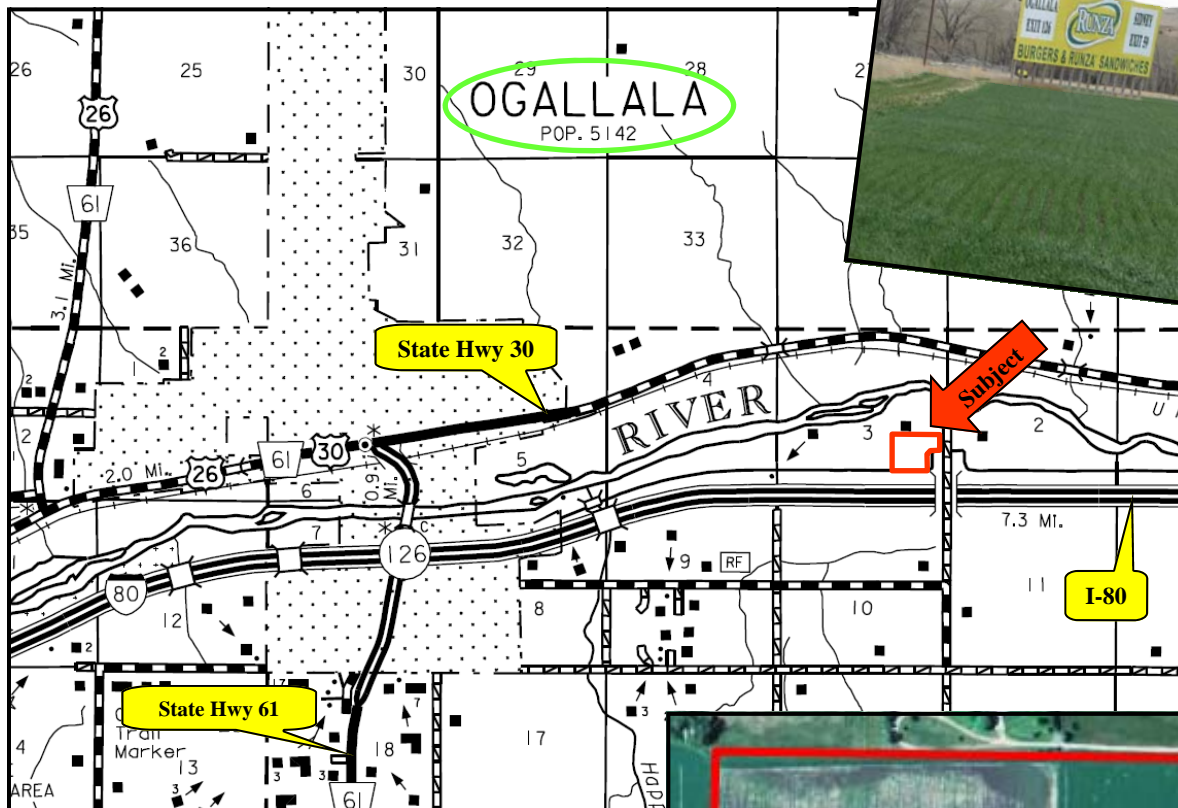
I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

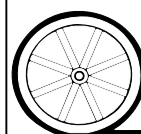
(308) 534-9240

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	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat
1075	Norwest loam, 0 to 2 percent slopes	60.2	84.4%		IIIw	IIIw	32	6	140	40
8581	Wann fine sandy loam, rarely flooded	11	15.5%		IIw	IIw	39	5.8	135	38
Weighted Average							33.1	6	139.1	39.6

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