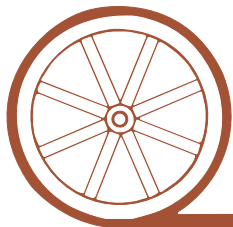


LAND FOR SALE



Garden County Dryland

- Location:** 6.5 miles South of Lewellen, Nebraska, on Hwy 26 and then 4.5 miles west on County Road 34.
- Legal Description:** NW1/4 Section 31-T15N-R42W of the 6th P.M. Garden County, Nebraska.
- Acres & Taxes:** 156 Tax Assessed Acres
- Land Use:** All dryland cropland
- FSA Info:** Wheat base 108.2 Ac, yield 44 Bu; Oats Base 9.1 Ac, yield 42 Bu; Barley Base 13 Ac, yield 43 Bu.
- Soils:** 93.8% Class II Keith & Kuma loams and 6.2% Class III Sidney loams.
- Price:** \$200,000
- Comments:** This is an excellent piece of dryland with good access and county gravel road on two sides of the property.
- Contact:** **Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com**
Jerry Weaver, Loren Johnson, Bruce Dodson or Roger Leuhrs



Offered Exclusively By:

AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

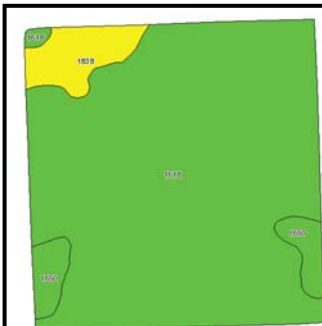
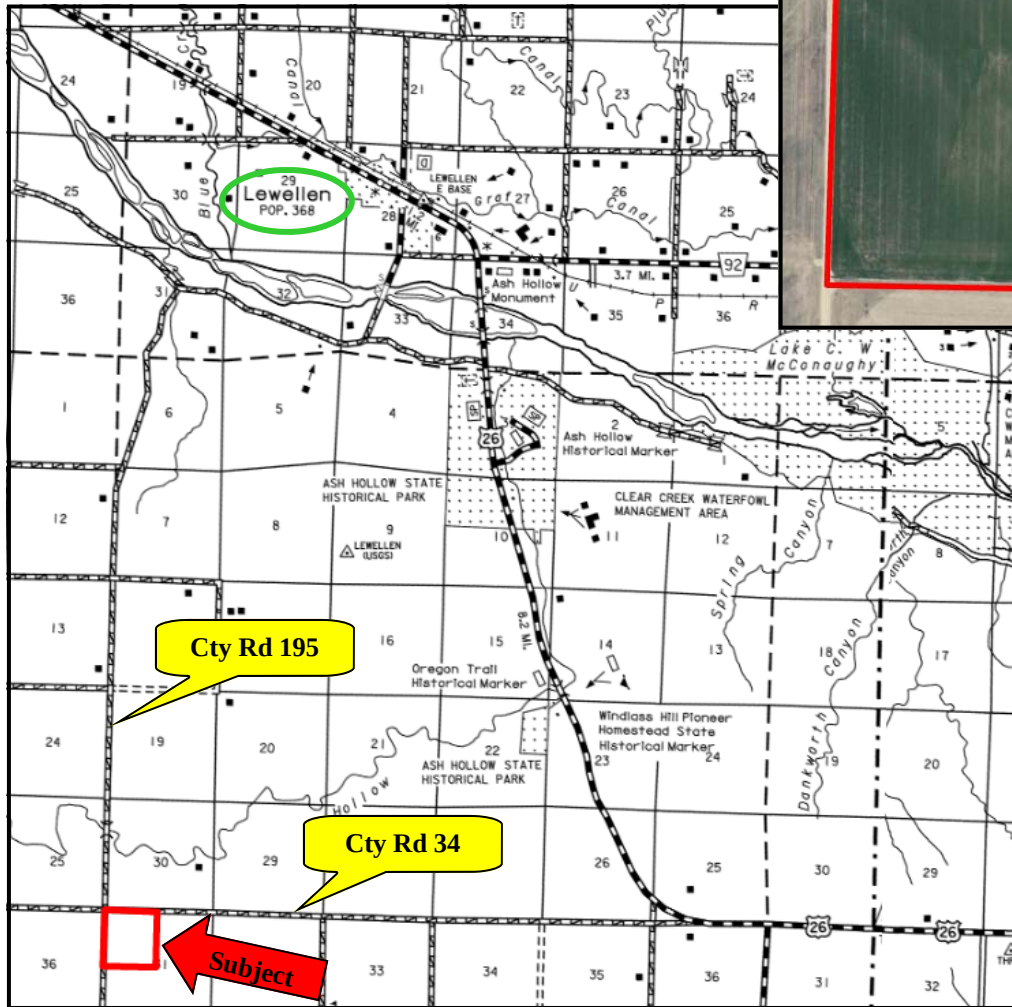
NORTH PLATTE OFFICE

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

(308) 534-9240

Fax (308) 534-9244

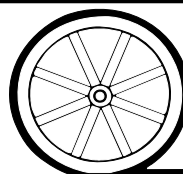
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
1618	Keith loam, 1 to 3 percent slopes	136.5	88.6%		Ile	Ile	2400	64	1.5	5.6	140	42	65
1838	Sidney loam, 3 to 6 percent slopes	9.6	6.2%		Ille	Ille	2386	47		4.6	125	30	
1650	Kuma loam, 0 to 1 percent slopes	8	5.2%		Ilc	I	2386	60	1.5	6	150	46	70
Weighted Average							2398.4	62.7	1.4	5.6	139.6	41.5	61.2

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



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...