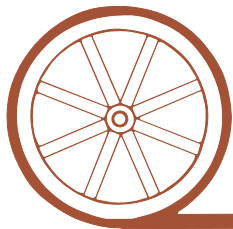
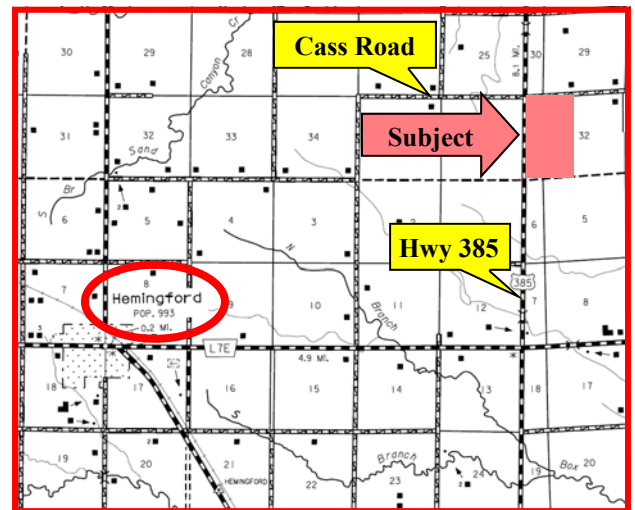


# LAND FOR SALE



## BOX BUTTE COUNTY DRYLAND FARM

- Location:** 7 mile northeast of Hemingford, Nebraska just off of Highway 385.
- Legal Description:** E1/2E1/2 of Section 31 and W1/2 of Section 32 - T28N - R48W of the 6th P. M., except an 11 acre surveyed tract, Box Butte County, Nebraska.
- Acres:** 448 Tax Assessed Acres
- Taxes:** \$2,278.42 for 2010
- Land Use:** 432.3 acres of cropland. 126.1 acres of dryland farm ground. 306.2 acres in CRP expiring fall of 2011.
- FSA Info:** 125.7 wheat base acres at 44 bushels direct yield. CRP land will have 99.9 acres of wheat base and 9.8 acres of oats base after CRP expiration.
- Soils:** 90.8% Class II Keith, Alliance, Duroc and Creighton soils.
- Price:** \$450,000
- Comments:** Excellent dryland farm with good highway location.
- Contact:** Jerry Sloan - Listing Agent - 308-631-5520 - [jsloan@agriaffiliates.com](mailto:jsloan@agriaffiliates.com)  
Roger Luehrs, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver.



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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

**GERING OFFICE**

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1915 10th Street  
Gering, NE 69341  
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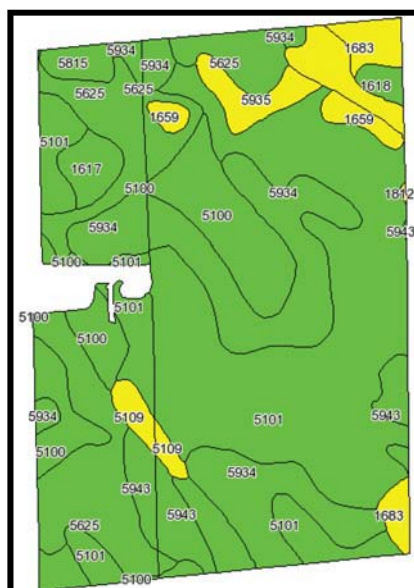
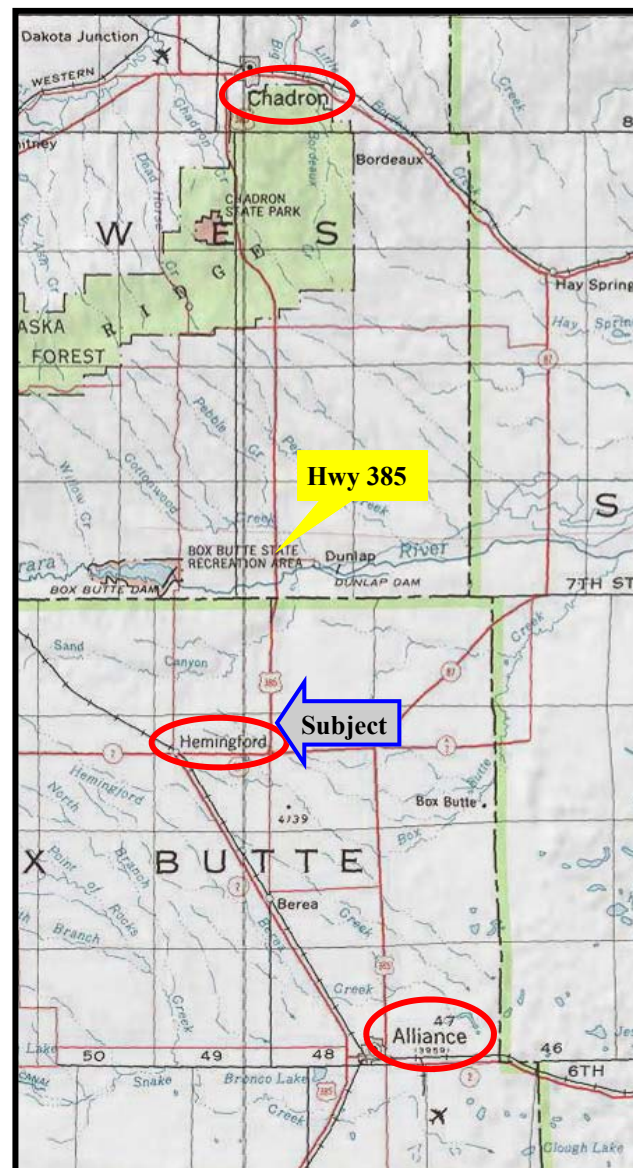
**(308) 633-5505**

Fax (308) 633-5507

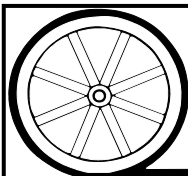
**NORTH PLATTE OFFICE**

(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	Productivity Index	SRPG	Alfalfa hay	Winter wheat
5101	Alliance loam, 1 to 3 percent slopes	166.9	38.6%		Ile	Ile	57	58	1.6	39
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	77.8	18.0%		Ile	Ile	51	51	1.5	40
5625	Duroc loam, occasionally flooded	66.3	15.3%		IIw	IIw	52	53	2	42
5100	Alliance loam, 0 to 1 percent slopes	47.9	11.1%		Ilc	I	58	59	1.8	43
5943	Duroc loam, 1 to 3 percent slopes	18.2	4.2%		Ile	Ile	54	55	1.8	42
1683	Manter-Satanta fine sandy loams, 0 to 3 percent slopes	9.7	2.2%		IIle	IIle	45	46	1.4	39
1684	Manter-Satanta fine sandy loams, 3 to 6 percent slopes	9.4	2.2%		IIle	IIle	44	44	1.2	32
5935	Creighton very fine sandy loam, 3 to 6 percent slopes	8.5	2.0%		IIle	IIle	49	49	1.1	32
1617	Keith loam, 0 to 1 percent slopes	7.2	1.7%		Ilc	I	63	64	1.8	44
1659	Lodgepole loam, frequently ponded	6.2	1.4%		IIlw	IVw	28	28	0.8	20
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	5.8	1.4%		IIle	IIle	44	44	1.2	32
5815	Creighton very fine sandy loam, 0 to 1 percent slopes	5	1.2%		Ilc	Ile	51	51	1.5	40
1618	Keith loam, 1 to 3 percent slopes	3.2	0.7%		Ile	Ile	62	63	1.6	40
1812	Satanta fine sandy loam, 3 to 6 percent slopes	0.2	0.0%		IIle	IIle	46	46	1.3	34
Weighted Average							53.9	54.6	1.6	39.7



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