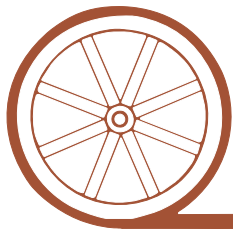


LAND FOR SALE

Roscoe Farm



- Location:** This property is located 1 mile south, then 1 mile east and then 1 mile south of the Roscoe, Nebraska I-80 interchange. Roscoe is 7 miles from Ogallala, Nebraska.
- Legal Description:** W1/2 Section 22-T13N-R37W of the 6th P.M., Keith County, Nebraska.
- Acres:** 320.77 taxed acres.
- Taxes:** 2010 Real Estate Taxes payable in 2011 are \$2581.34.
- Land Use:** This property includes 157.5 acres of dryland cropland, 136.2 acres of grass, and 21.4 acres of improvement site and trees.
- Improvements:** Older two story farm house, large older barn, and out buildings.
- Price:** \$206,000
- Comments:** This is a combination dryland farm with rangeland and excellent access.
- Contact:** Bruce Dodson– Listing Agent, 308-539-4455 or email: bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Duane McClain, Jerry Weaver



Offered Exclusively By:

AGRI AFFILIATES, INC.

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

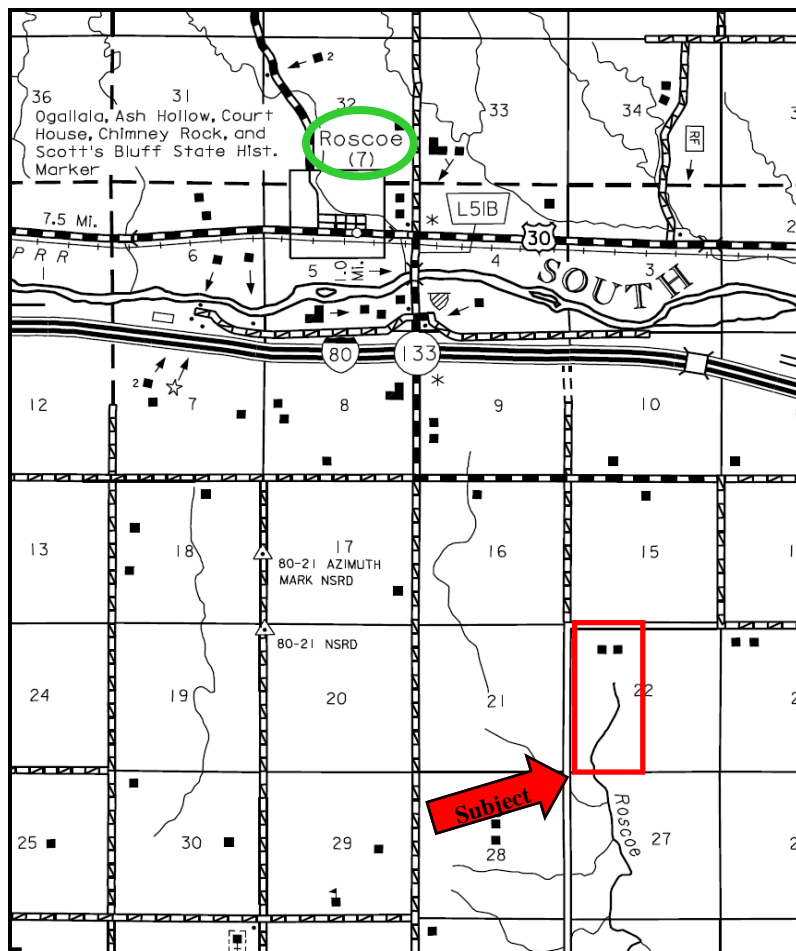
NORTH PLATTE OFFICE

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

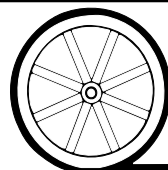
(308) 534-9240

Telecopier (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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	71.5	45.4%		Ile	Ile	47	5	135	34
6096	Sarben loamy fine sand, 6 to 9 percent slopes	35.6	22.6%		VIe	IVe	45	3.2	105	20
6095	Sarben loamy fine sand, 3 to 6 percent slopes	23.8	15.1%		IVe	IVe	47	3.4	110	26
1814	Satanta loam, 3 to 6 percent slopes	22.6	14.3%		IIIe	IIIe	57	5	135	32
5946	Duroc silt loam, 1 to 3 percent slopes	2.7	1.7%		Ile	Ile	57	5.8	150	42
6097	Sarben loamy fine sand, 9 to 20 percent slopes	1.4	0.9%		VIe		38	3.1		
Weighted Average							48.1	4.3	123.5	29.2



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