

LAND FOR SALE

WYMAN FARM

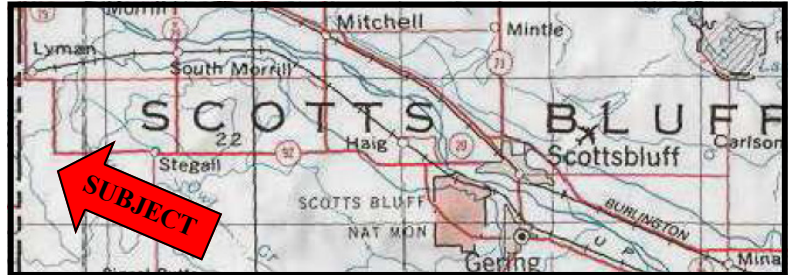


Location:

3 miles south of Lyman, Nebraska on Highway 92, 1 mile south on CR 3 to CR L. The property is on the west side of CR 3 and the south side of CR L.

Legal Description:

NE1/4 of Section 27 - T22N - R58W of the 6th P.M., Scotts Bluff County, Nebraska.



Acres:

163 tax assessed acres.

Taxes:

\$4,031.68 for 2010.

FSA Info:

137.9 cropland acres. Corn base is 60 acres at 129 bushels direct yield. Oats base is 1.8 acres at 43 bushels direct yield. Farm #3256 - Tract #1192.

Water:

131 acres of surface water rights with Gering/Ft. Laramie Irrigation District. The assessment for water in 2011 is \$3,242.25 or \$24.75 per acre.

Improvements & Equipment:

Remodeled 3 bedroom house w/attached garage, 60' X 30' steel building with concrete floor, 10,000 bu. grain bin, corrals, outbuildings, and 10 HP lift pump.



Land Use:

Approximately 97 acres gravity irrigated cropland, 61 acres irrigated and sub-irrigated pasture and 5 acres building site.

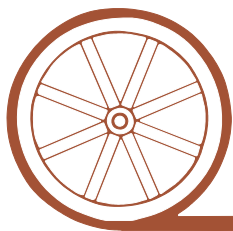
Price:

\$325,000

Contact:

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Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

GERING OFFICE

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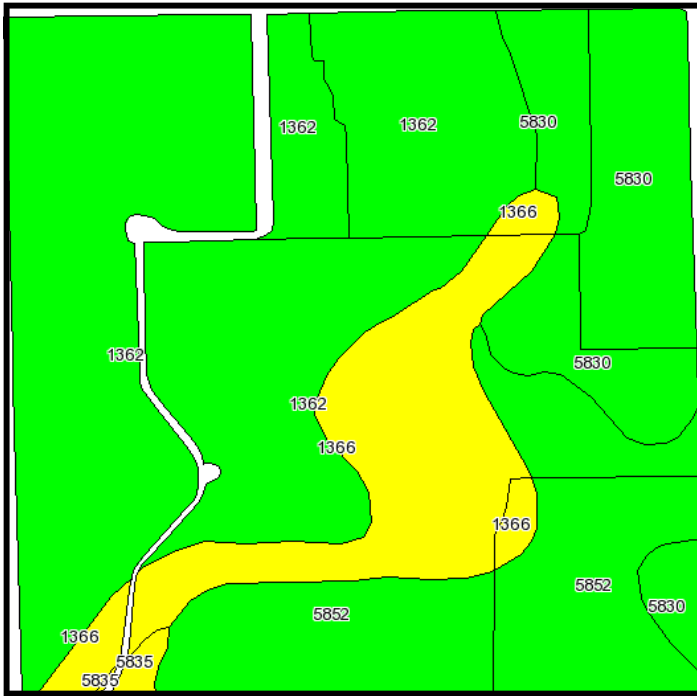
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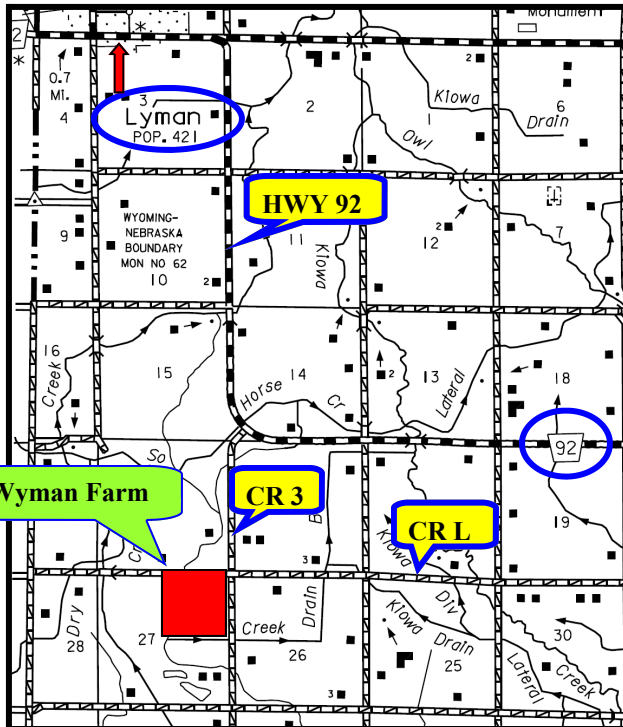
NORTH PLATTE OFFICE

(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	SRPG	Pasture	Winter wheat
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	77.3	49.9%		Ile	Ile	51	1.4	38
5852	Mitchell silt loam, wet variant, 0 to 1 percent slopes	29.3	18.9%		Ilw	Ilw	49	2.7	36
5830	Mitchell and Buffington soils, alkali, 0 to 3 percent slopes	25.4	16.4%		Ils	Ils	30		
1366	Bridget-Otero complex, 3 to 6 percent slopes, eroded	22.1	14.3%		Ille	Ille	45	1.2	27
5835	Mitchell silt loam, 1 to 3 percent slopes	0.8	0.5%		Ille	Ile	47	1.4	39
Weighted Average							46.3	1.4	29.8



Kitchen/Livingroom /Great Room w/Cornburning Stove



Sunroom w/Woodburning Fireplace



Master Bedroom w/Built-ins



Sunroom w/Woodburning Fireplace



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