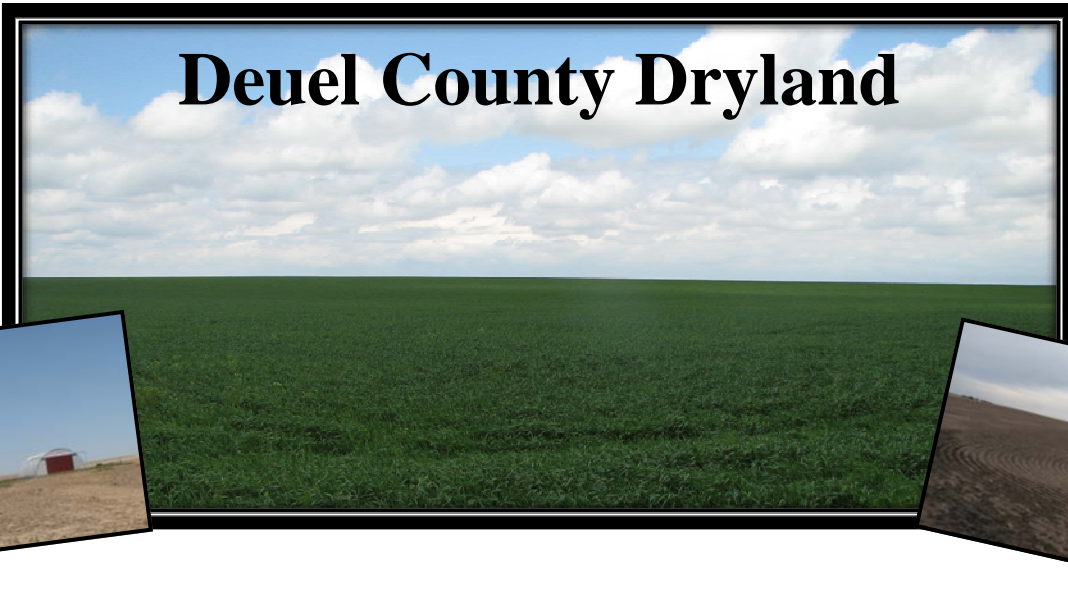


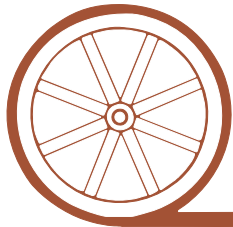
LAND FOR SALE

Deuel County Dryland



- Location:** 3 miles east of Chappell, Nebraska, on US Hwy 30 and then 2 miles north on County Road 175.
- Legal Description:** SW1/4 Section 5, N1/2 Section 6 - T13N-R44W of the 6th P.M., Deuel County, NE.
- Acres:** 473.44 Tax Assessed Acres
- Taxes:** SW1/4 Section 5 - \$1,688.92; N1/2 Section 6 - \$3,488.24
- FSA Info:** Farm #4473 Tract #10043 - 477.4 Ac Cropland; 238.5 Ac wheat base at 38 Bu yield, 40.7 Ac barley base at 41 Bu yield.
- Soils:** 46.3% Class II Duroc & Satanta-Johnstown-Altvan loams, 0-3% slopes; 51.3% Class III Sidney loam & Satanta-Altvan complex 3-6% slopes; 2.3% Altvan-Eckley-Satanta complex 3-9% slopes.
- Improvements:** One steel Quonset and 2 grain bins located in the N1/2 Section 6.
- Price:** **\$380,000** (SW1/4 Section 5 - \$128,000; N1/2 Section 6 - \$252,000)
- Comments:** This is a nice unit with long term tenants in place. It would make a nice investment property or an excellent addition to your current farm.
- Contact:** **Mike Polk, Listing Agent: 308-539-4446, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain, Jerry Sloan or Roger Luehrs

Offered Exclusively By:



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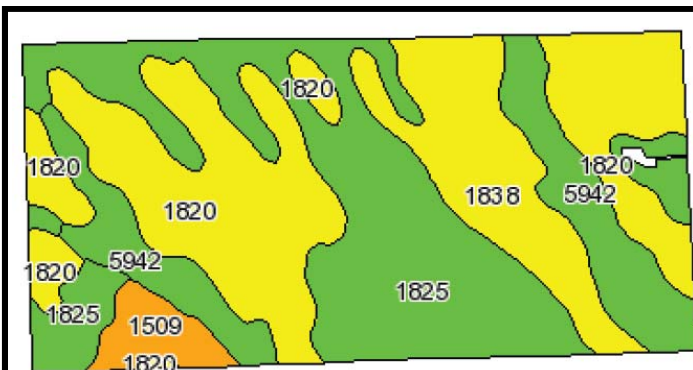
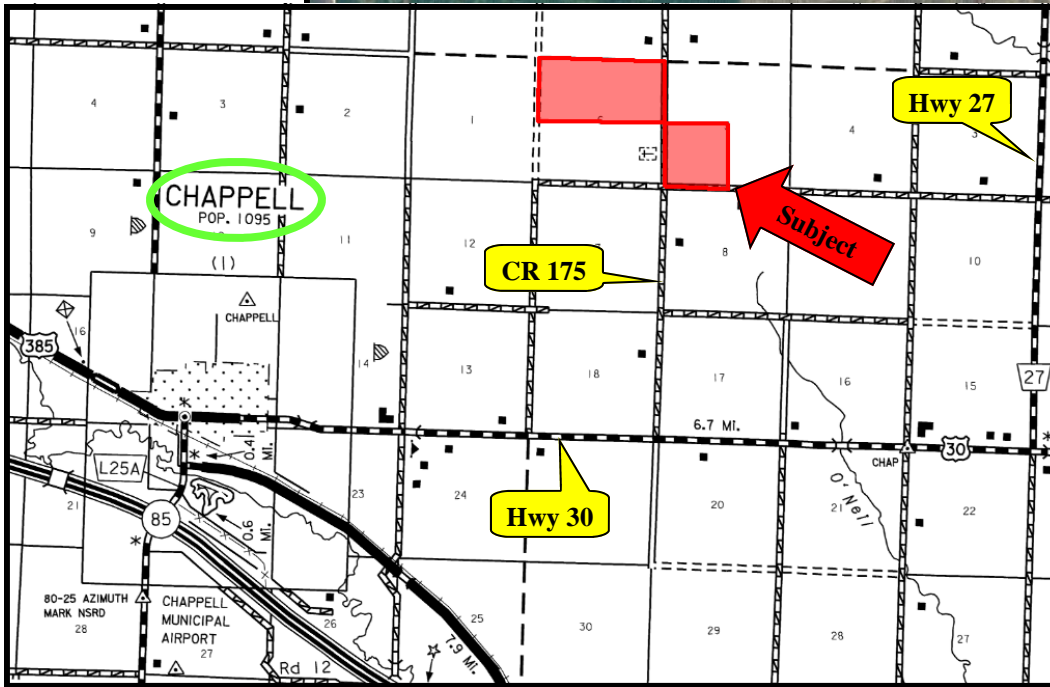
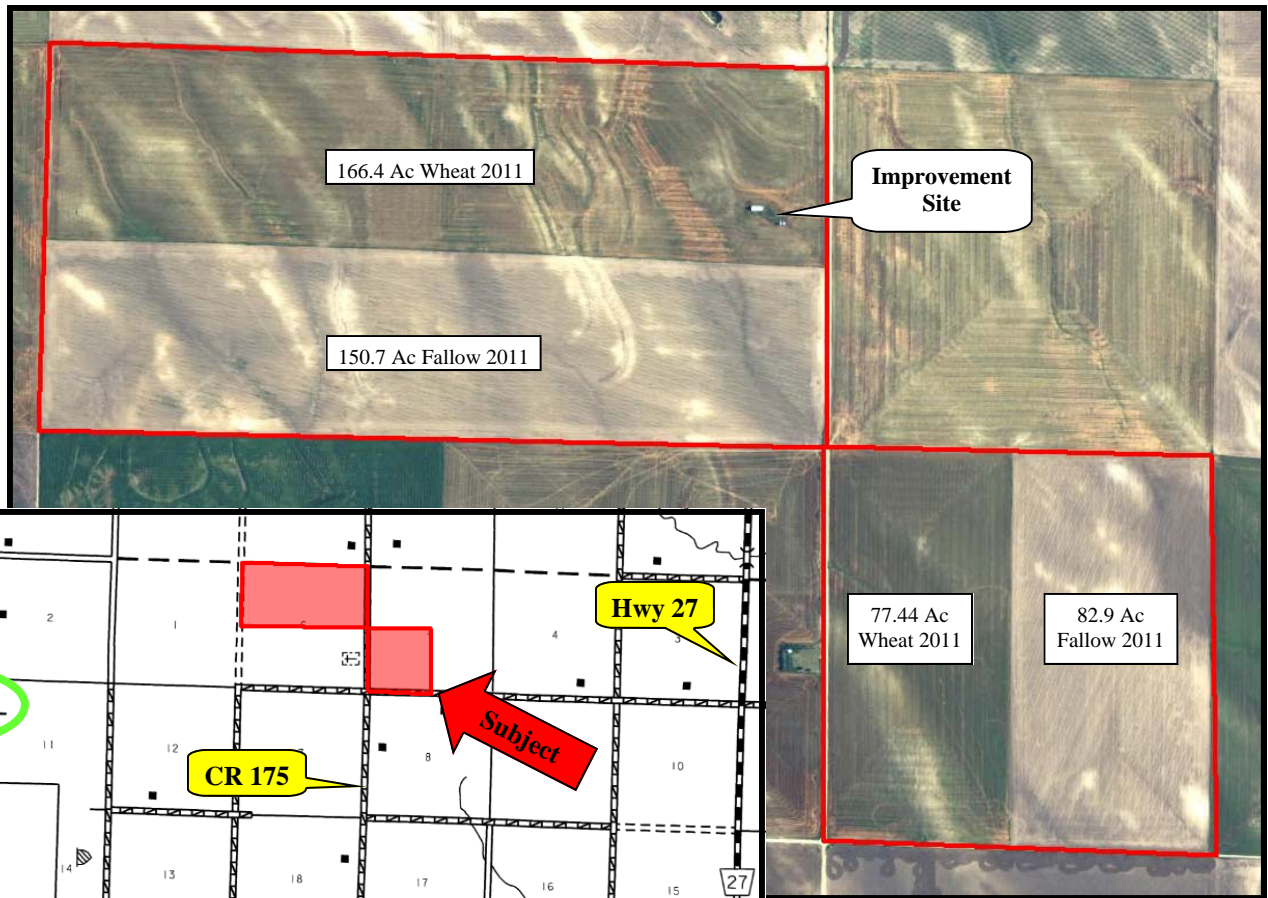
NORTH PLATTE OFFICE

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

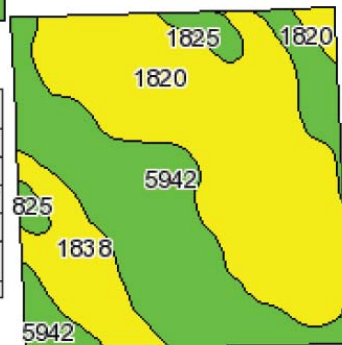
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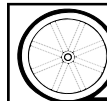
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to 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	Alfalfa hay	Corn irrigated	Winter wheat	Winter wheat irrigated
1820	Satanta-Altvan complex, 3 to 6 percent slopes	183.1	38.3%		IIIe	IIIe	51	5		135	32	
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	113.6	23.8%		IIIe	IIIa	58	5.6		145	40	
5942	Duroc loam, 0 to 1 percent slopes	107.3	22.5%		IIIc	I	61	6	2	150	45	70
1838	Sidney loam, 3 to 6 percent slopes	62.2	13.0%		IIIe	IIIe	56	4.6		125	30	
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	11.2	2.3%		IVe	IVe	41	3.6		95	17	
Weighted Average							55.3	5.3	0.4	138.4	36.2	15.8



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