

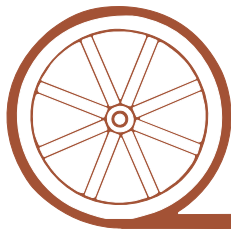
# LAND FOR SALE

## Garden County 80



- Location:** 6 miles north of Lewellen, Nebraska, on county graveled road.
- Legal Description:** S1/2NW1/4 Section 26-T17N-R42W of the 6th P.M., Garden County, Nebraska.
- Acres:** 80 taxed acres
- Taxes:** 2009 Real Estate Taxes payable in 2010—\$274.06
- Land Use:** All in Conservation Reserve Program (CRP), Contract #163B including 76.7 acres enrolled at \$31.85 per acre. Annual payment \$2,443.00. Contract payment through September 30, 2011.
- Soils:** Mostly Sulco - McConaughy loams and complex from 3-30% slopes, balance is Keith loam 1-3% slope.
- Price:** \$32,000 Cash
- Comments:** Good rolling farmland ready to come out of the CRP program and be put back into production.
- Contact:** **Loren Johnson , Listing Agent: 308-539-4452 or email [loren@agriaffiliates.com](mailto:loren@agriaffiliates.com)**  
Mike Polk, Bruce Dodson, Duane McClain, Jerry Weaver, Jerry Sloan, Roger Leuhrs

*Offered Exclusively By:*



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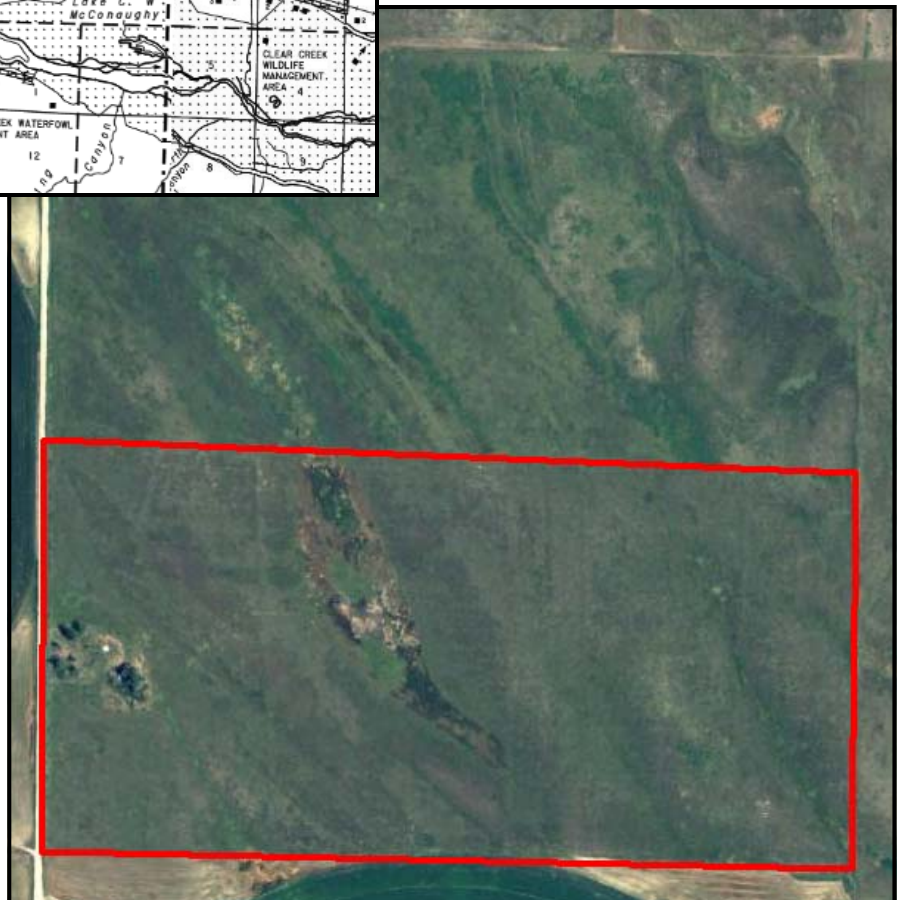
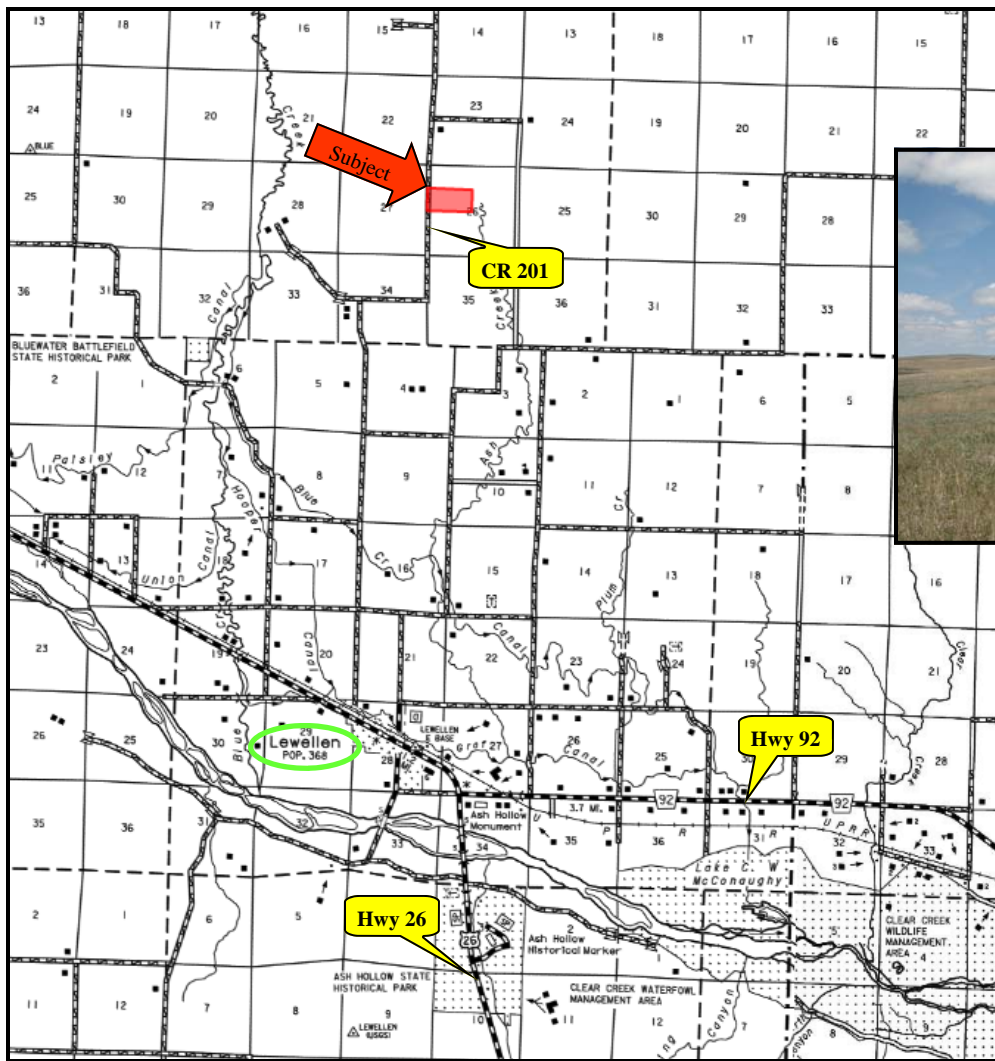
**NORTH PLATTE OFFICE**

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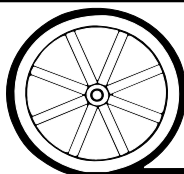
**(308) 534-9240**

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.



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