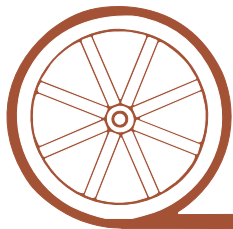


LAND FOR SALE

Burns, WY 476 Acres CRP Farm



- Location:** 25 miles east of Cheyenne, WY on I-80 to Burns, WY, then 1 mile north on CR 148.
- Legal Description:** N1/2, N1/2SE1/4, N1/2SW1/4 of Section 1 - T14N - R63W of the 6th P.M., Laramie County, WY.
- Acres:** 476 tax assessed acres.
- Taxes:** \$667.62 taxes for 2009.
- Land Use:** 417 acres CRP, \$28.47/acre annual rental expiring Sept. 30, 2010.
- FSA Info:** Barley base - 3.9 acres at 31 bushels direct yield.
- Soils:** 64% Class III Altvan & Albinas loam, 20% Class V Altvan-Dix complex, balance in Class VI & VII soils.
- Price:** \$270,000 or \$567/acre
- Comments:** Good county gravel road access with power lines on 2 sides.
- Contact:** **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.



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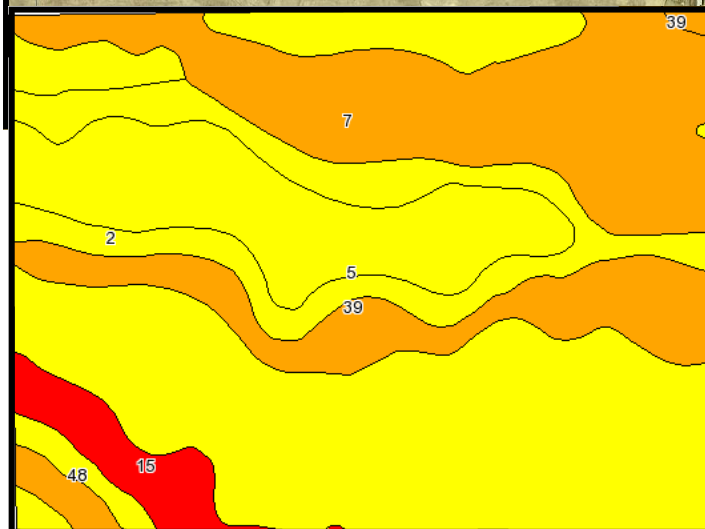
(308) 633-5505

Fax (308) 633-5507

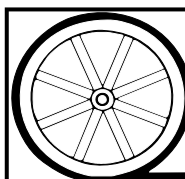
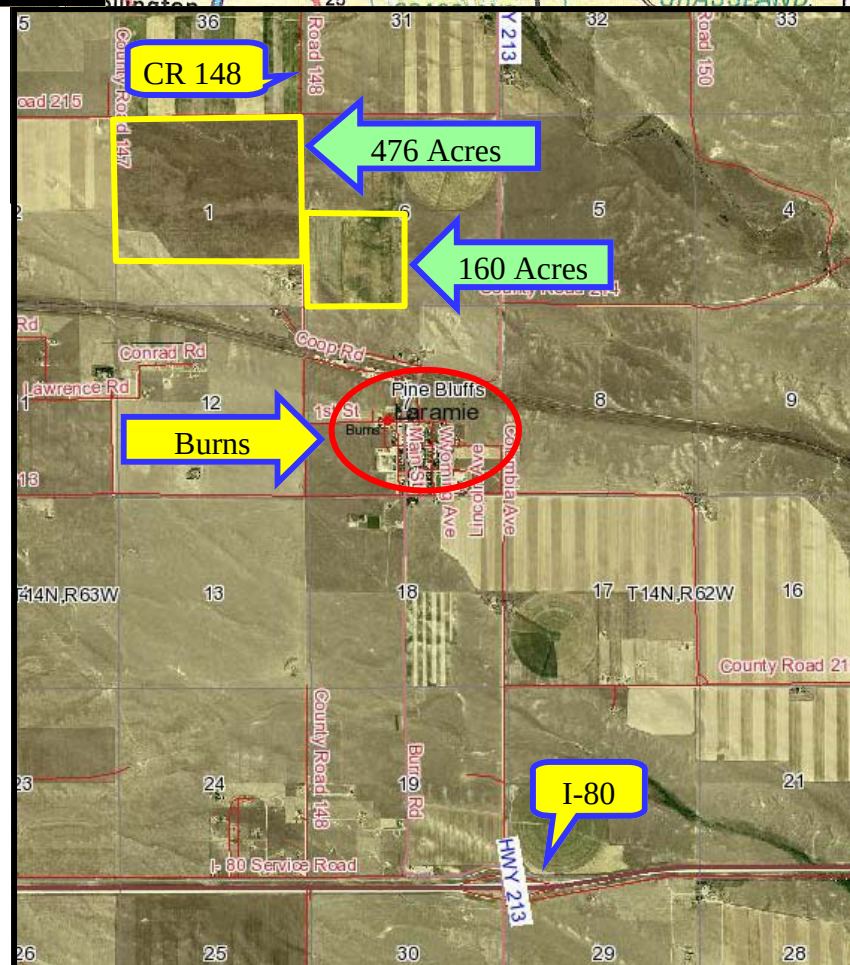
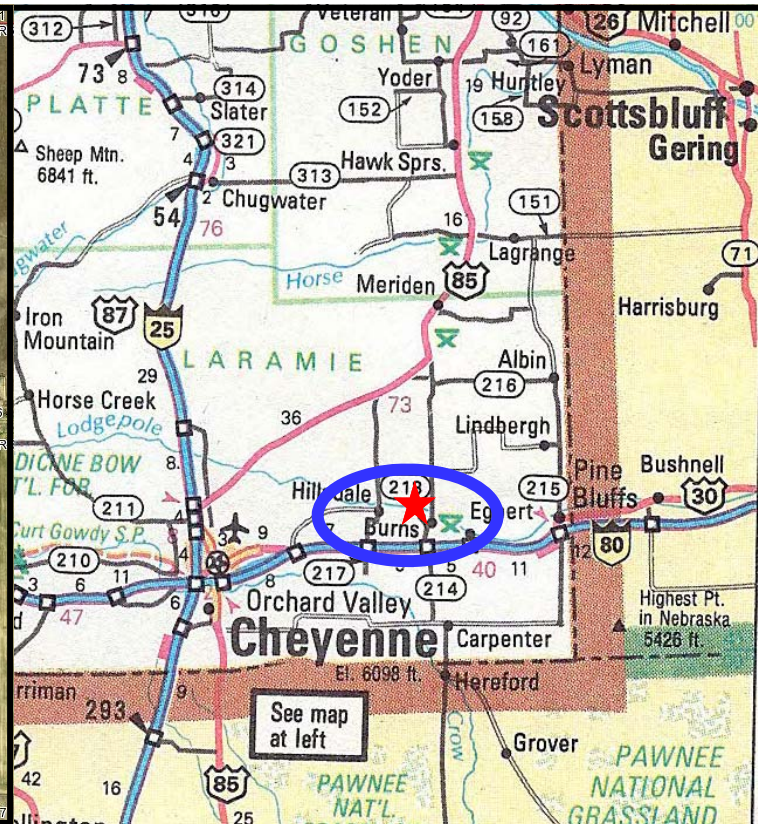
NORTH PLATTE OFFICE

(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
5	Altvan loam, 0 to 3 percent slopes	245.3	52.6%		III s
7	Altvan-Dix complex, 6 to 10 percent slopes	93.2	20.0%		V s
2	Albinas loam, 1 to 3 percent slopes	51.6	11.1%		III e
39	Treon fine sandy loam, 6 to 10 percent slopes	45.5	9.8%		V I e
15	Dix-Altvan complex, 10 to 30 percent slopes	19.6	4.2%		V I e
40	Treon-Aberone-Treon thin solum fine sandy loams, 6 to 15 percent slopes	5.7	1.2%		V I s
48	Vetal fine sandy loam, 1 to 3 percent slopes	5.6	1.2%		I V e
6	Altvan loam, 3 to 6 percent slopes	0.1	0.0%		III s



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