

LAND FOR SALE



Southern Frontier County Farm

Location:

From Bartley, Nebraska the property is located 7 miles north on County Road 402, just one mile north of the county line.

Legal Description:

W1/2, SE1/4 Section 30-T5N-R26W of the 6th P.M., Frontier County, Nebraska.

Acres:

467.54 tax assessed acres

Taxes:

2016 real estate taxes payable in 2017 - \$5,307.10

Land Use:

Approximately 195 acres non-irrigated cropland and 270 acres rangeland.

FSA Info:

195.08 cropland acres: Corn Base - 83.71 Acres at 105 Bu PLC Yield; Wheat Base - 72.09 Acres at 50 Bu PLC Yield. Enrolled in ARC-County.

Water:

Livestock water is supplied by a well located in the southeast corner of the property at an old improvement site and a livestock dam on the northwest side of the pasture.

Soils:

Cropland soils consist of 74% Class II soils.

Price:

\$589,500

Comments:

This is a very productive property located in a great farming community. Farm sells subject to a 2017 farm lease.

Contact:

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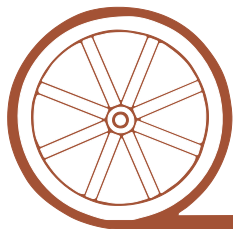
Chase Dodson,
Co-Listing Agent



Bruce Dodson,
Co-Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

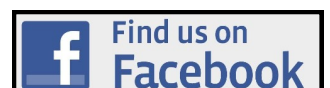
North Platte, NE 69103

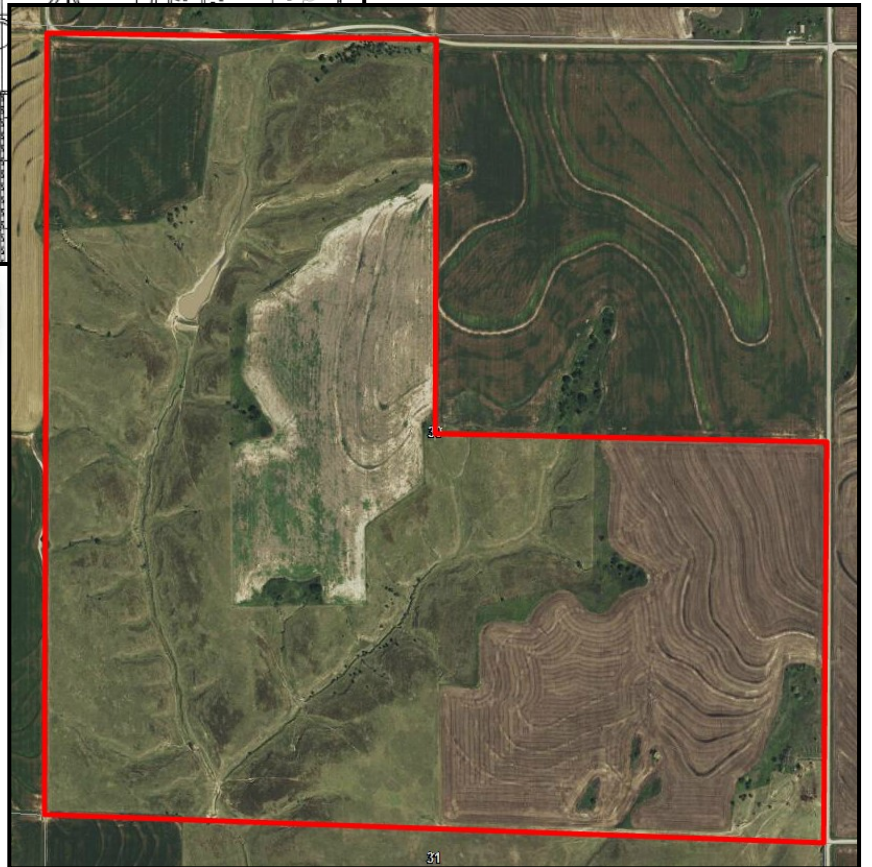
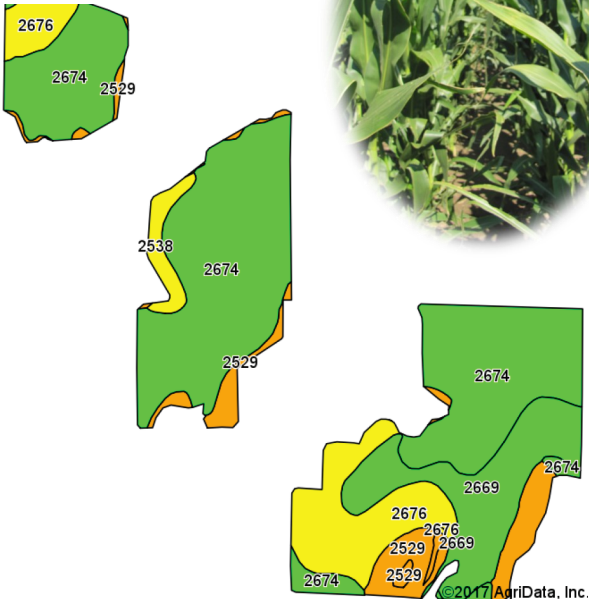
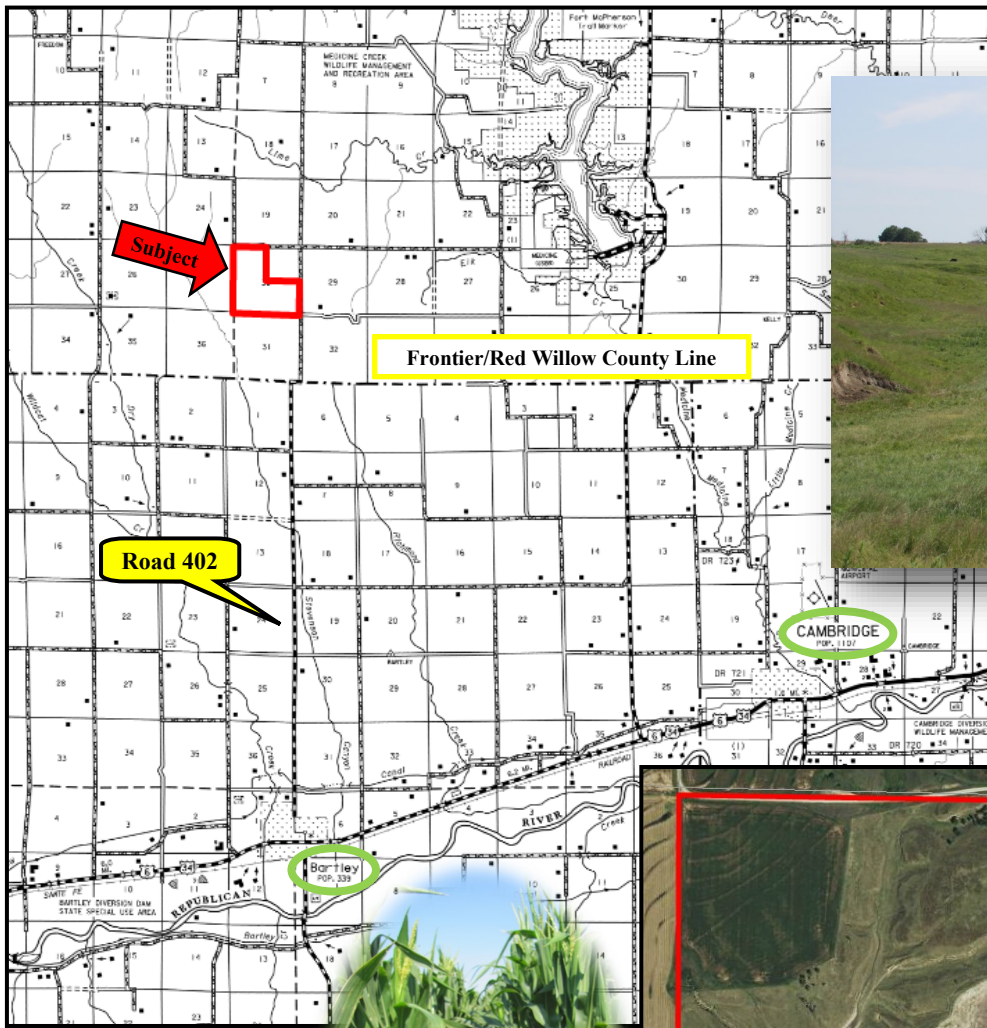
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| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c |
|------|--|--------|------------------|----------------------|------------------|--------------|
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 115.79 | 59.0% | | Ile | Ile |
| 2669 | Holdrege silt loam, 1 to 3 percent slopes, eroded | 28.49 | 14.5% | | Ile | Ile |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 27.86 | 14.2% | | IIle | IIle |
| 2529 | Coly and Uly silt loams, 11 to 30 percent slopes | 19.29 | 9.8% | | VIle | |
| 2538 | Coly silt loam, 6 to 11 percent slopes, eroded | 4.67 | 2.4% | | IVle | IVle |

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