

LAND FOR SALE



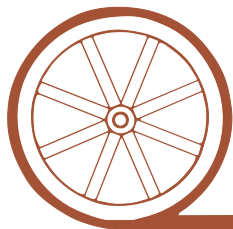
- Location:** From Minatare, Nebraska, the property is 3 miles east on Hwy 26, then 5 miles north on North Highland Road to the northeast corner of the property.
- Legal Description:** Part NE1/4 Section 15 lying north of Farmers Irrigation Canal in T22N-R53W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** 130.18 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$4,200
- Land Use:** 81 acres pivot irrigated, 20 acres gravity irrigated cropland.
- FSA Info:** Enrolled in the PLC program, with 51 acres of Corn base at 133 bushel yield.
- Water:** Pathfinder surface water right for 125.5 acres, at \$30/acre.
- Soils:** Mostly Mitchell silt loam with some Dix-Bayard complex soils.
- Equipment:** 2000 Valley center pivot with drop nozzle package, pit pump, and electric motor.
- Price & Terms:** **\$265,000 offered only with seller financing to qualified buyers.**
Contract terms available upon request.
- Comments:** Paved road on the east, and county gravel road on the north. Excellent tenant.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Roger Luehrs, Don Walker, Dallas Dodson, Tony Eggleston,
John Childears, Jerry Weaver, Chase Dodson



Bruce Dodson,
Listing Agent

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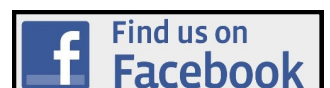
North Platte, NE 69103

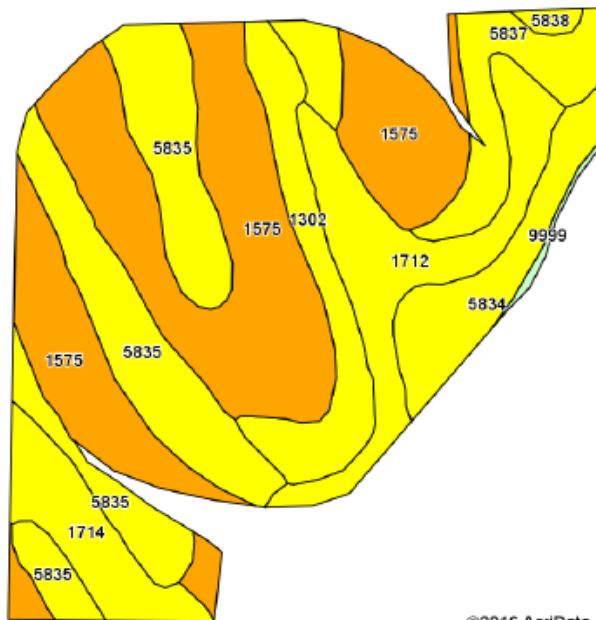
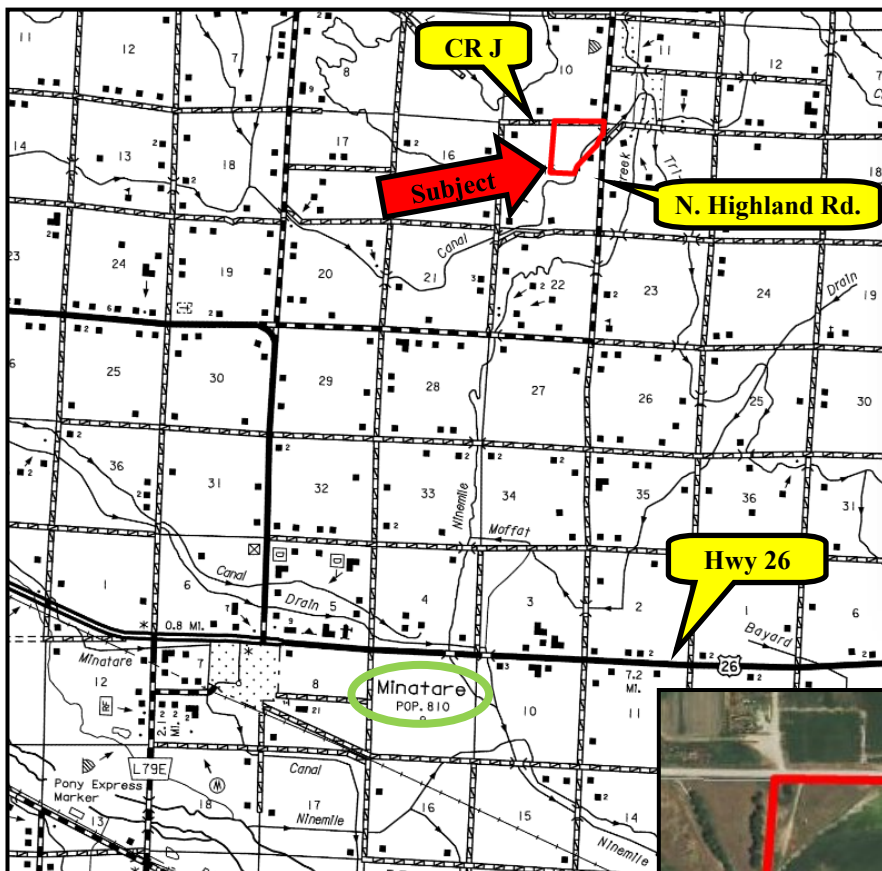
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c	Irr Class "c
1575	Dix-Bayard complex, 6 to 20 percent slopes	40.80	37.8%		VIe	
5835	Mitchell silt loam, 1 to 3 percent slopes	25.19	23.3%		IIIe	IIe
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	12.47	11.6%		IIIe	IIe
1302	Bayard fine sandy loam, 6 to 9 percent slopes	8.47	7.8%		IVe	IVe
5834	Mitchell silt loam, 0 to 1 percent slopes	7.04	6.5%		IIIc	I
5837	Mitchell silt loam, 3 to 6 percent slopes	6.55	6.1%		IIIe	IIIe
1714	Otero-Bayard fine sandy loams, 6 to 9 percent slopes	6.39	5.9%		IVe	IVe
5838	Mitchell silt loam, 6 to 9 percent slopes	0.58	0.5%		IVe	IVe
9999	Water	0.43	0.4%			

