

LAND FOR SALE

Garden County Combo



- Location:** 6 miles south of Lewellen, Nebraska on Hwy 26, then 1/4 mile south on Rd 205 & 1/2 mile west on Rd 34.
- Legal Description:** SW1/4 Section 26-T15N-R42W of the 6th P.M., Garden County, NE.
- Acres:** 163.54 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$522.32
- Land Use:** Currently 115 acres in wheat stubble & 45 acres in grass.
- FSA Info:** 152.17 Cropland acres; 75.51 Ac. Wheat Base at 40 Bu PLC Yield
- Soils:** 62.5% Class II & III Keith, Duroc & Kuma loams; 37.5% Class IV & 5.5% Class VI Sulco-McConaughy loams.
- Price:** **\$127,500**
- Comments:** Stubble will be sprayed with full possession to Buyer at Closing.
- Contact:** **Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com**
John Childears, Roger Luehrs, Chase Dodson, Don Walker,
Tony Eggleston, Bruce Dodson, Brian Reynolds

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

Offered Exclusively By:

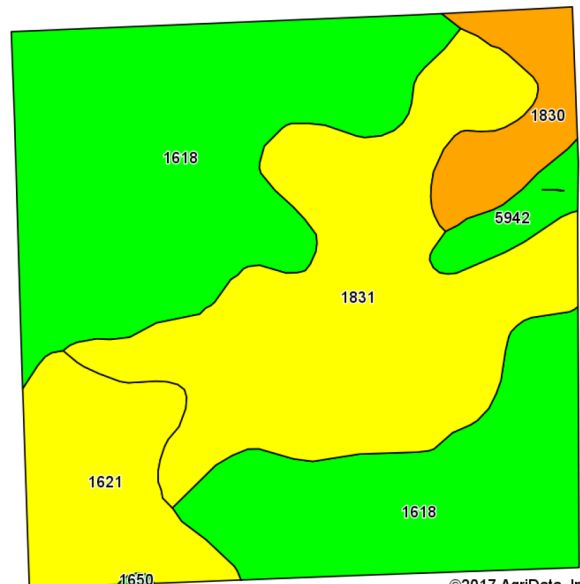
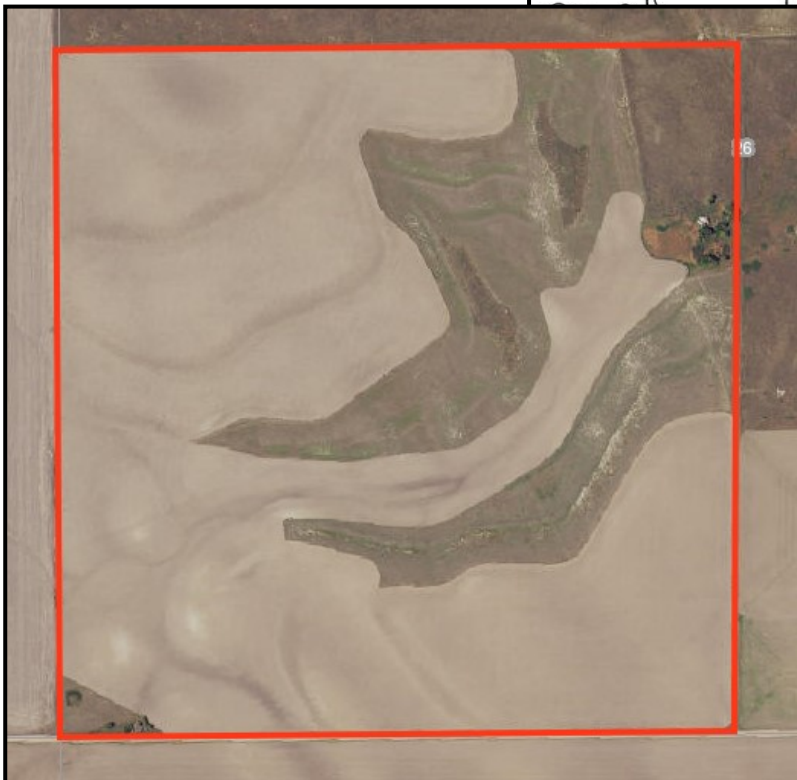
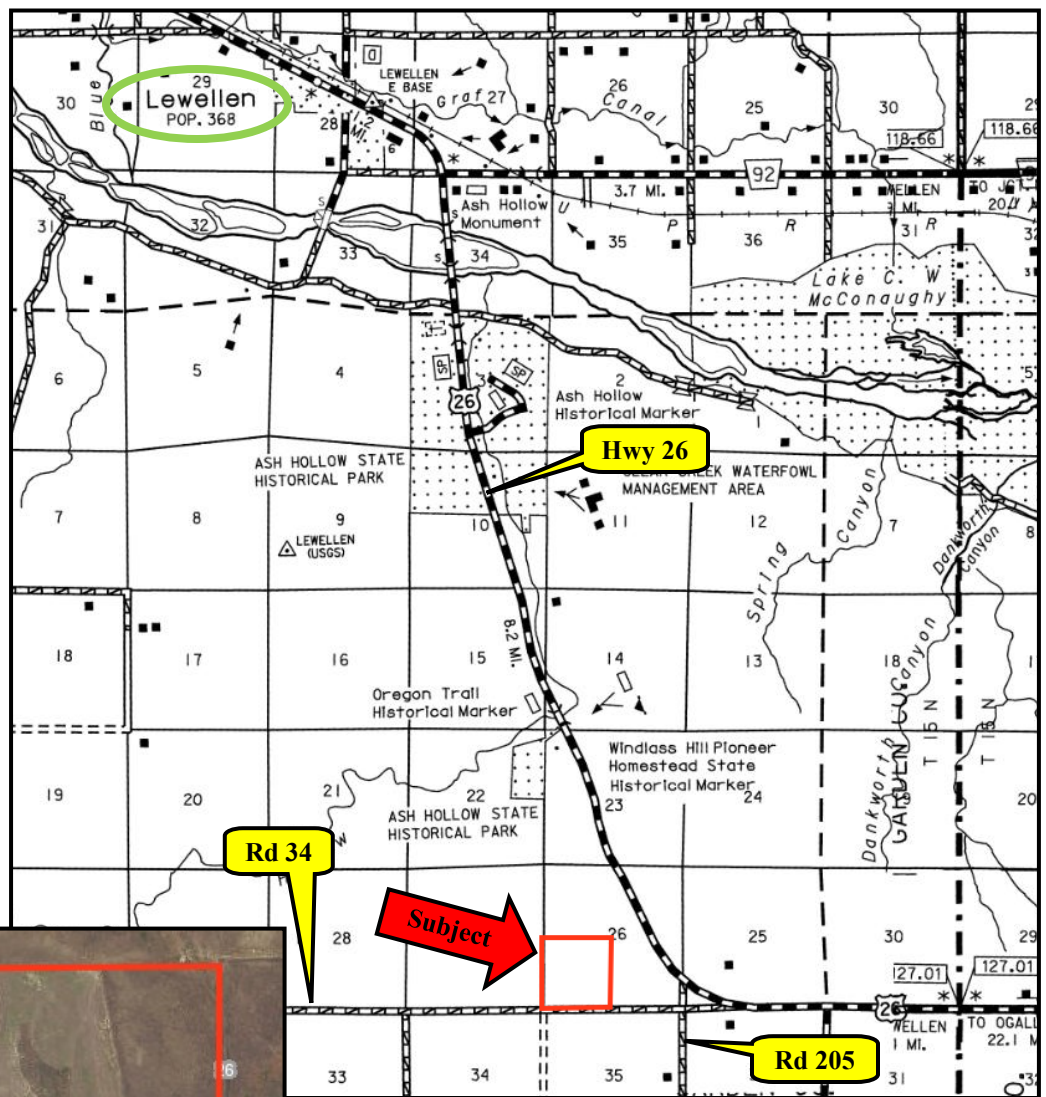


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1618	Keith loam, 1 to 3 percent slopes	78.72	49.1%		Ile
1831	Sulco-McConaughy loams, 6 to 9 percent slopes, eroded	51.35	32.0%		IVe
1621	Keith loam, 3 to 6 percent slopes	17.29	10.8%		IIIe
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	8.82	5.5%		VIe
5942	Duroc loam, 0 to 1 percent slopes	3.93	2.5%		IIc
1650	Kuma loam, 0 to 1 percent slopes	0.14	0.1%		IIc