

LAND FOR SALE



Wellfleet Pasture & Dryland

- Location:** From Wellfleet, Nebraska, the property is 5 1/2 miles north on Greenwood Road.
- Legal Description:** S1/2SE1/4 Section 23, NW1/4 Section 25, NE1/4 Section 26 - T10N-R30W of the 6th P.M., Lincoln County, Nebraska.
- Acres:** 400 Tax Assessed Acres
- Taxes:** 2107 Taxes Payable in 2018—\$3,135.68
- FSA Info:** 89.3 Ac. Cropland; 15.7 Ac Wheat Base with 34 Bu PLC Yield, 23.1 Ac Corn Base with 109 Bu PLC Yield. 38 acres presently in 2017 wheat stubble, balance in pasture.
- Soils:** Dryland farmground is predominately Class III Hersh-Anselmo fine sandy loams.
- Pasture:** 360 acres of excellent canyon pasture with windmill and two stock tanks. Pasture has not been grazed the last two years.
- Price:** \$400,000
- Comments:** This property has excellent access on county gravel road and farmland will be immediately available upon Closing. Canyon pasture is in excellent shape and affords excellent deer & turkey hunting. Property will require some fencing along county road.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Bruce Dodson, John Childears, Chase Dodson, Brian Reynolds,
Tony Eggleston, Don Walker



Mike Polk,
Listing Agent

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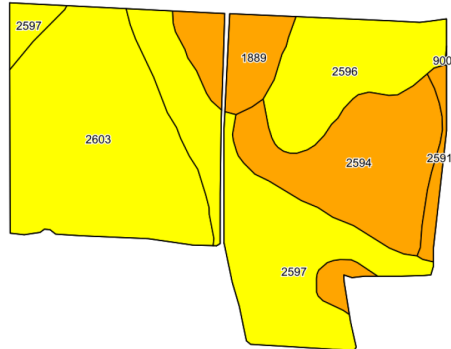
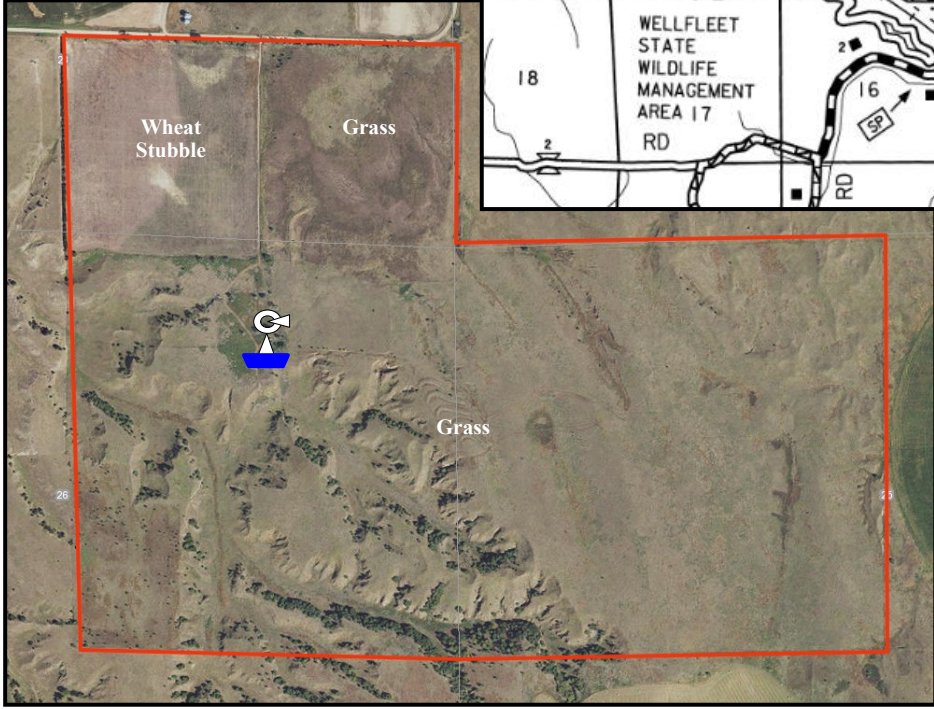
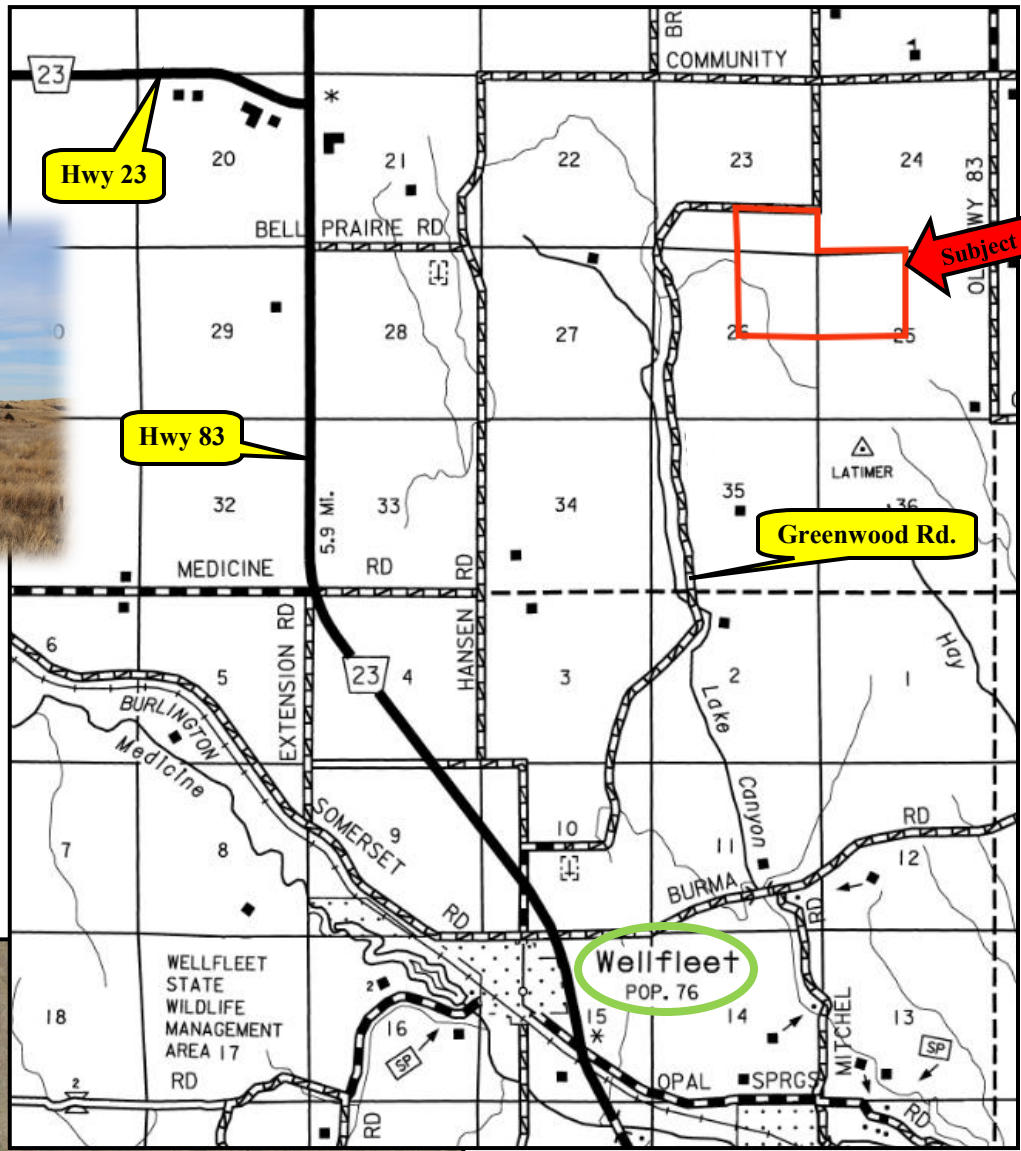


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	28.53	31.9%		IIIe
2597	Hersh fine sandy loam, 6 to 11 percent slopes	23.50	26.3%		IVe
2594	Hersh and Valentine soils, 6 to 11 percent slopes	15.93	17.8%		VIe
2596	Hersh fine sandy loam, 3 to 6 percent slopes	12.10	13.5%		IIIe
1889	Valent fine sand, rolling	6.36	7.1%		VIe
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	2.88	3.2%		VIe