

# LAND FOR SALE

## CALLAWAY DRY CROPLAND PARCEL #1



- Location:** 3 miles southeast of Callaway, NE on Highway 40 to Drive 426.
- Legal Description:** SE1/4 SW1/4, S1/2 SE1/4 and Lot 4 (less 2.81 Ac. St. Hwy & 6.63 Ac RR) Section 19-T15N-R22W of the 6th P.M., Custer County, Nebraska.
- Acres:** 147.09 tax assessed acres.
- Taxes:** 2017 real estate taxes - \$2,141.02
- Land Use:** The Custer County Assessor indicates there are 128.88 acres of dry cropland, 14.04 acres of grass and 4.17 acres as roads.
- FSA Info:** FSA Cropland - 135.67 acres. Corn base 56.19 acres with PLC yield of 113 bu/acre, wheat base 28.08 acres with PLC yield of 39 bu/acre, soybean base 12.52 acres with PLC yield of 35 bu/acre.
- Soils:** Soils consist primarily of Anselmo fine sandy loam, Hord silt loam and Coly silt loam, with lesser amounts of Holdrege silty clay loam and Valentine loamy fine sand.
- Price:** \$350,000
- Comments:** A very good quality farm with deer hunting potential.
- Contact:** Bryan Danburg; Listing Agent **308-380-3488** or [bryan@agriaffiliates.com](mailto:bryan@agriaffiliates.com)  
Bart Woodward; Broker, Kent Richter; Sales Associate.



**Bryan Danburg**  
*Listing Agent*

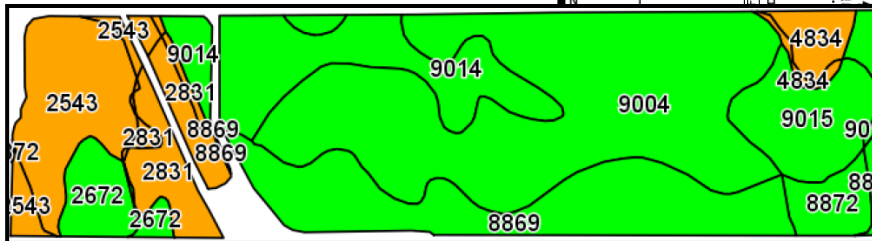
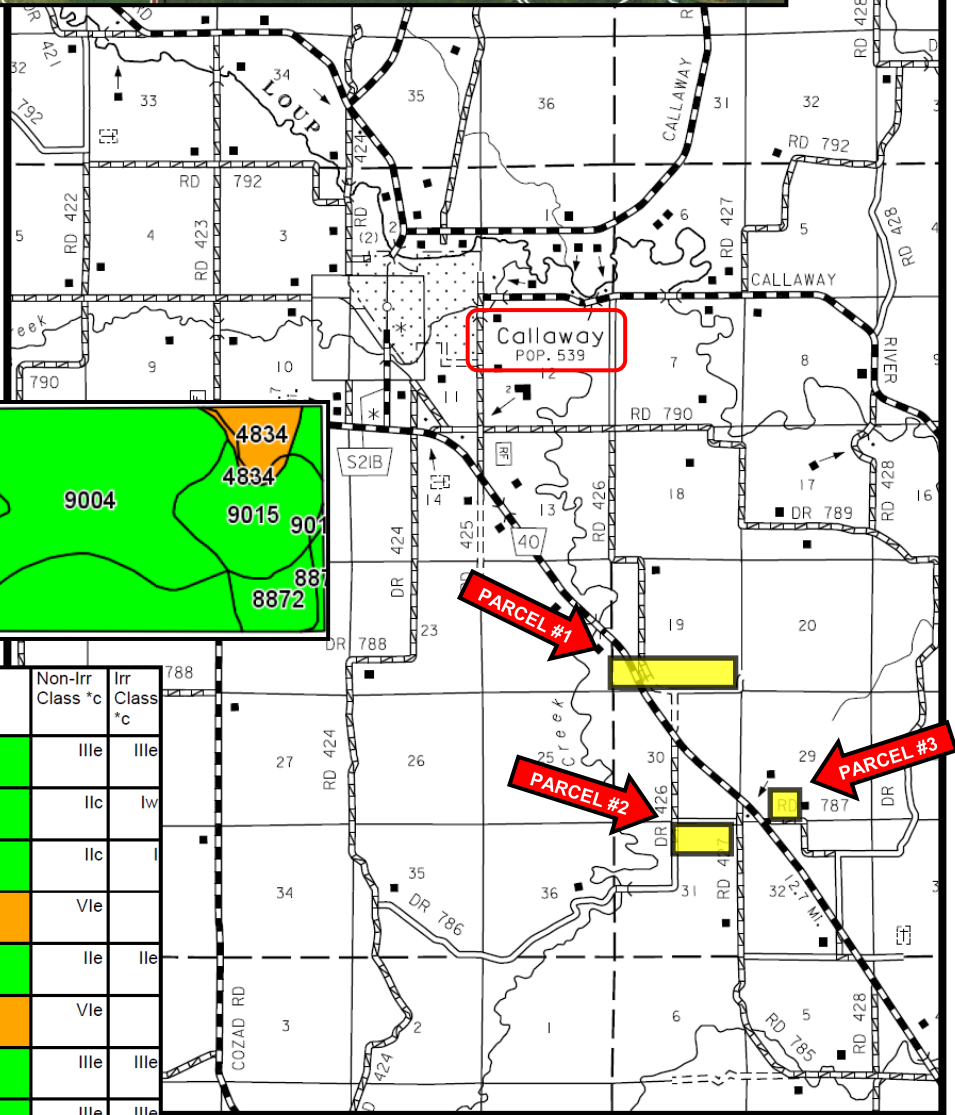
*Offered Exclusively By:*



**KEARNEY OFFICE**  
P O Box 1390  
2418 Hwy 30 E  
Kearney, NE 68848-1390  
[www.agriaffiliates.com](http://www.agriaffiliates.com)  
**(308) 234-4969**  
Fax (308) 236-9776

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	55.84	36.7%		IIIe	IIIe
8869	Hord silt loam, 0 to 1 percent slopes	24.49	16.1%		IIc	Iw
9014	Anselmo very fine sandy loam, 0 to 1 percent slopes	19.08	12.5%		IIc	I
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	16.70	11.0%		Vle	
9015	Anselmo very fine sandy loam, 1 to 3 percent slopes	11.74	7.7%		IIe	IIe
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	9.44	6.2%		Vle	
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	5.83	3.8%		IIIe	IIIe
8872	Hord silt loam, 3 to 6 percent slopes	5.02	3.3%		IIIe	IIIe
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	3.90	2.6%		Vle	



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