

LAND FOR SALE

Korty Feedyard



- Location:** 5 miles west of Paxton, or 5 miles east of Roscoe, Nebraska on US Highway 30.
- Legal Description:** A surveyed tract lying north of Highway 30 in Sections 4 & 5-T13N-R36W of the 6th P.M Keith County, NE.
- Acres:** 162.91 surveyed acres
- Taxes:** 2017 taxes payable in 2018 - Approximately \$9,628
- Land Use:** Property includes feedlot and supporting improvements along with approximately 65 acres of rangeland.
- Water:** Livestock water is provided by two electric wells (one at east end of property and one at west end).
- Price:** \$2,250,000
- Comments:** This feedlot is adjacent to US Hwy 30 and has excellent access to Interstate 80. There is additional rangeland and irrigated crop ground that would be acquired, if desired.
- Contact:** **Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com**
John Childears, Tony Eggleston, Chase Dodson, Brian Reynolds,
Bruce Dodson, Don Walker, Dallas Dodson, Roger Leuhrs



Mike Polk,
Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

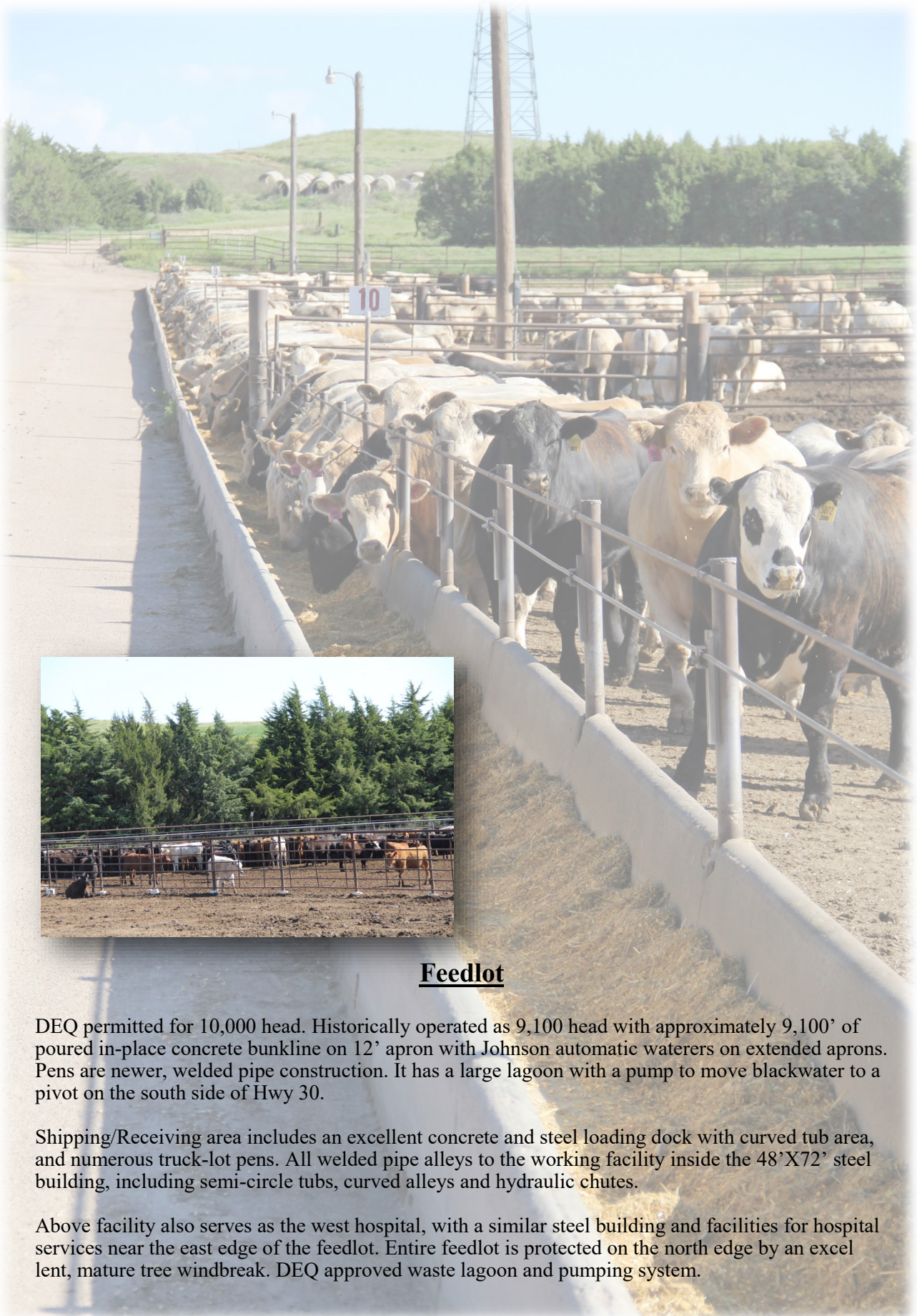
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.



Improvements & Equipment:

32'X60' office, 32'X36' attached garage, 10'X70' truck scales. 30'X125' shop with concrete floor, heat, overhead doors, and hoist. Attached 70'X100' machine shed and 25'X70' parts room, several miscellaneous storage sheds. 27,000 gallon combined gas & diesel fuel storage with 3 underground tanks (DEQ Approved). Two stand-by generators. Three hydraulic chutes, tubs and squeeze allies in two veterinary sheds (east end and west end of feedlot). The working/processing facility adjoins the receiving dock near the west end.



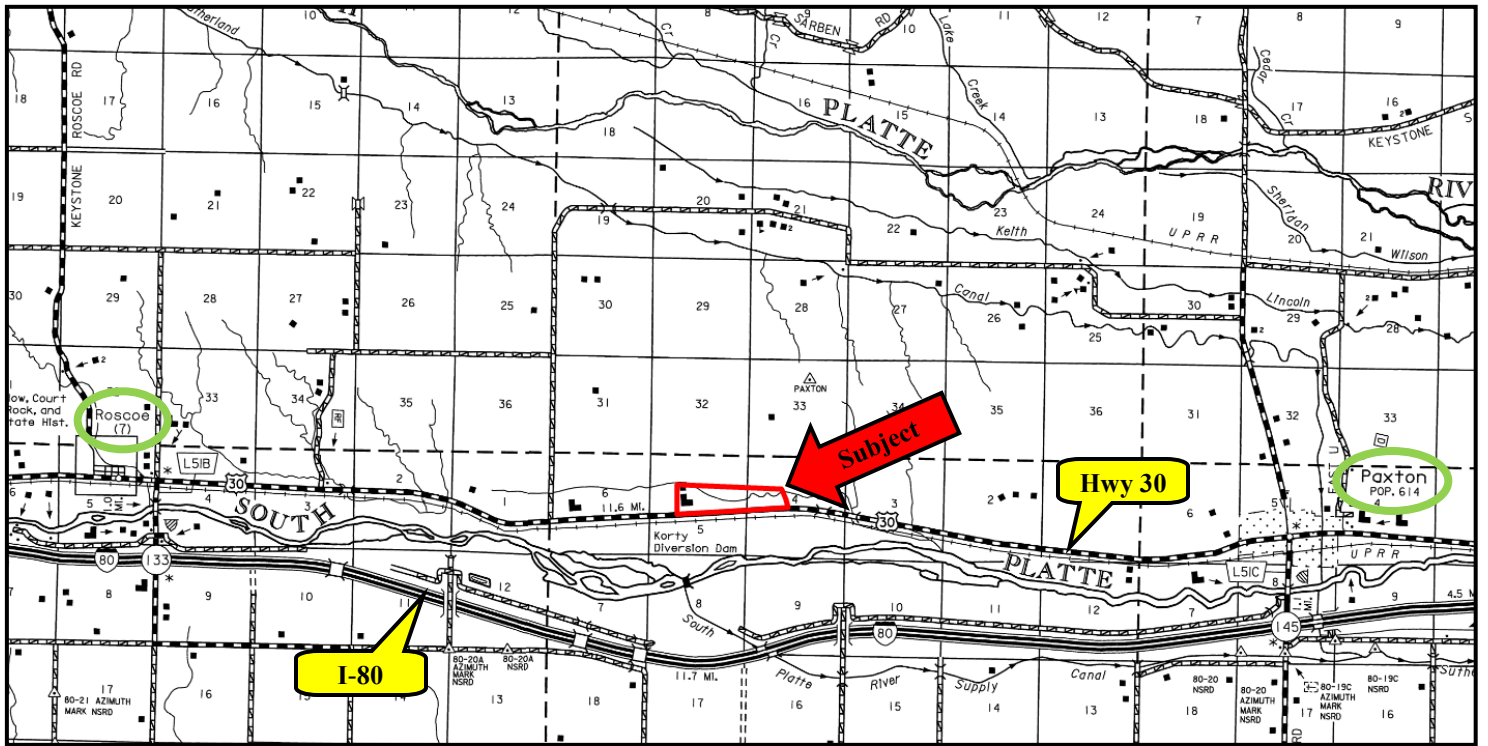


Feedlot

DEQ permitted for 10,000 head. Historically operated as 9,100 head with approximately 9,100' of poured in-place concrete bunkline on 12' apron with Johnson automatic waterers on extended aprons. Pens are newer, welded pipe construction. It has a large lagoon with a pump to move blackwater to a pivot on the south side of Hwy 30.

Shipping/Receiving area includes an excellent concrete and steel loading dock with curved tub area, and numerous truck-lot pens. All welded pipe alleys to the working facility inside the 48'X72' steel building, including semi-circle tubs, curved alleys and hydraulic chutes.

Above facility also serves as the west hospital, with a similar steel building and facilities for hospital services near the east edge of the feedlot. Entire feedlot is protected on the north edge by an excellent, mature tree windbreak. DEQ approved waste lagoon and pumping system.



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services