

LAND FOR SALE

Roscoe Pivots



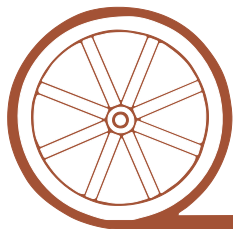
- Location:** From Roscoe, Nebraska the property is located 4 1/2 miles east on Hwy 30, then 2 miles north on Road L, then 1/2 mile west on Road East 110.
- Legal Description:** W1/2 Section 25-T14N-R37W of the 6th P.M., Keith County, Nebraska.
- Acres:** 319.92 tax assessed acres
- Taxes:** 2017 taxes payable in 2018 - \$11,379.32
- Land Use:** 254 acres pivot irrigation, 42 acres non-irrigated cropland in pivot corners, and 25 acres grass.
- FSA Info:** Corn Base - 215.94 Acres at 159 Bu. (PLC)
- Water:** NE Well Registration #'s G-122869 & G-123339; 248 Certified Irrigated Acres in the Twin Platte NRD. Two 2003 Zimmatic pivots, electric well motors.
- Soils:** 91% Class II & I.
- Price:** ~~\$1,350,000~~ **Price Reduced** **\$1,200,000**
- Comments:** Two very good pivot quarters with excellent access on county gravel road. There is a nice set of steel corrals. Excellent hunting with deer, geese and duck on the property.
- Contact:** **Don Walker; Listing Agent 308-764-7175 or donw@agriaffiliates.com**
Mike Polk, Chase Dodson, Tony Eggleston, Jerry Weaver, Bruce Dodson

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Don Walker,
Listing Agent

Offered Exclusively By:

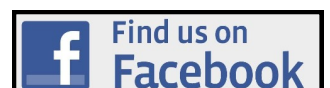


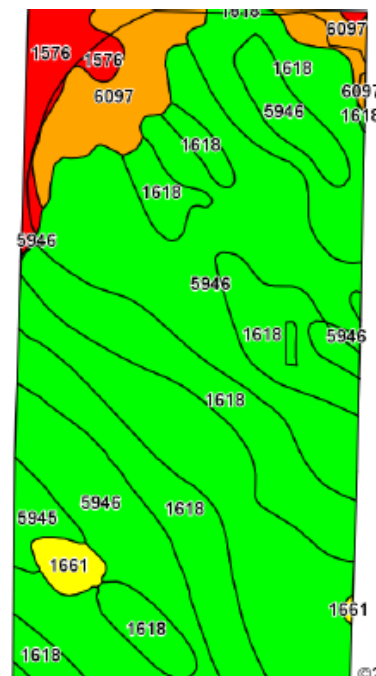
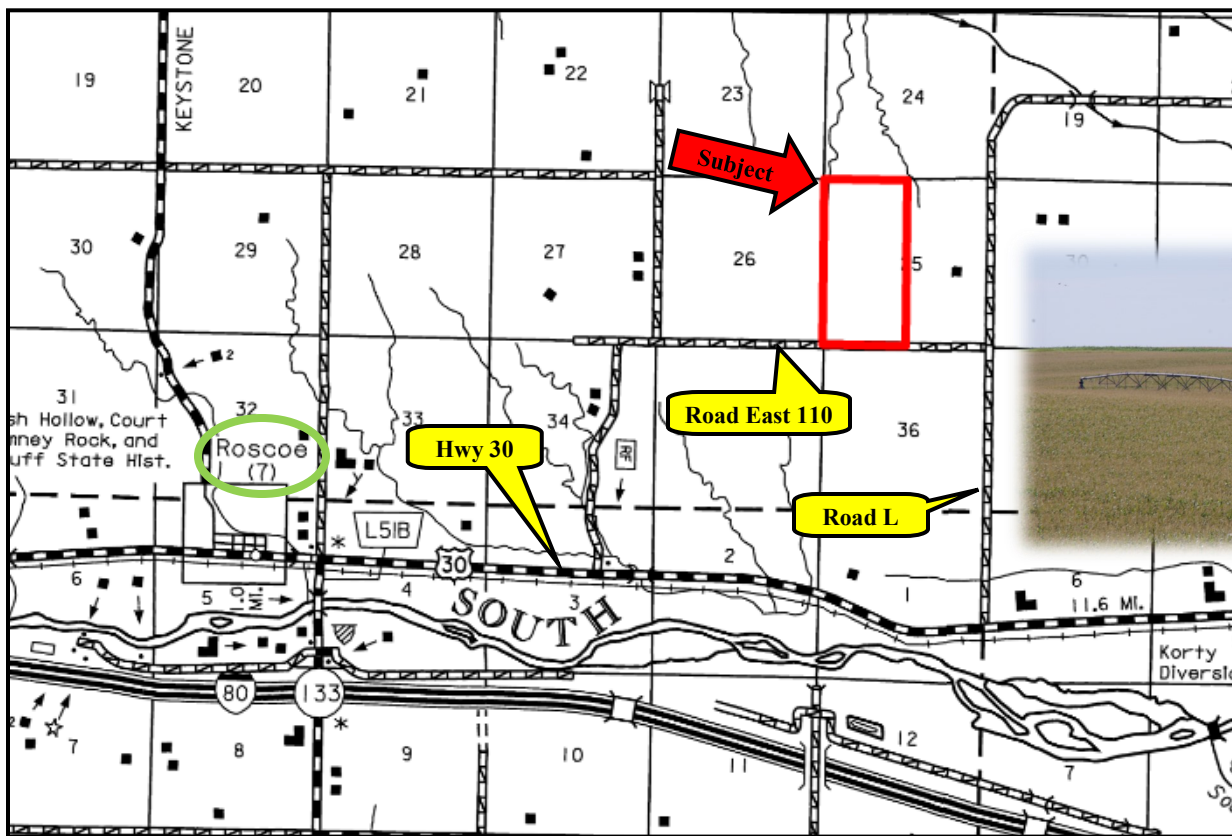
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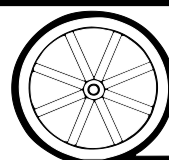
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5946	Duroc silt loam, 1 to 3 percent slopes	159.86	49.8%		Ile	Ile
1618	Keith loam, 1 to 3 percent slopes	113.49	35.3%		Ile	Ile
6097	Sarben loamy fine sand, 9 to 20 percent slopes	24.88	7.7%		Vle	
1576	Dix-Sulco-Sarben complex, 20 to 60 percent slopes	12.98	4.0%		Vile	
5946	Duroc silt loam, 0 to 1 percent slopes	5.32	1.7%		Ilc	Iw
1661	Lodgepole silt loam, frequently ponded	4.61	1.4%		Illw	IWw



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