

LAND FOR SALE

Thompson Farm & Pasture



Location:

From Maywood, Nebraska the property is 7 1/2 miles south, on US Hwy 83, and 2 1/2 miles east on Rd 740; to intersection Rd 740 & Rd 387.

Legal Description:

A surveyed tract that is Part of N1/2 of Section 3-T6N-R29W consisting of approximately 91 acres of cropland; SE1/4, E1/2SW1/4, SW1/4SW1/4 Section 26, excluding approximately 10 acres to be surveyed in SW1/4; N1/2, SW1/4 Section 35-T7N-R29W of the 6th P.M., Frontier County, Nebraska.

Acres:

Parcel #1 - 91 estimated acres; **Parcel #2** - 716 estimated acres

Taxes:

2017 taxes payable in 2018: **Parcel #1** - \$2,091 estimated; **Parcel #2** - \$8,515.20

Land Use:

Property consists of Rangeland & Dry Cropland.

FSA Info:

Estimated 268 cropland acres; 193.83 acres corn base and 34.68 acres wheat base. All base acres enrolled in ARC-CO.

Soils:

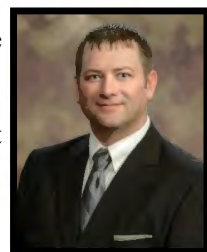
Parcel #1 - 57% Class II Holdrege silt loam, 1-3' slope, 36% Class III; **Parcel #2** - 54% Class II, 38% Class III.

Price:

Parcel #1 - \$143,000; **Parcel #2** - \$747,000

Comments:

Both Parcels have excellent county road access. All dryland cropland available for immediate possession. Approximately 180 acres of rangeland in SW1/4 of Parcel #2 available for immediate possession. The SW1/4 of rangeland in Parcel #2 has been grazing deferred for the past 3 years. Property has excellent wildlife habitat with abundant turkey & mule deer population.

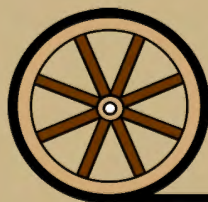


Brian Reynolds
Listing Agent

Contact:

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Offered Exclusively By:



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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

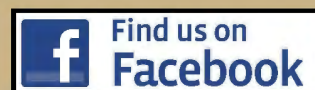
North Platte, NE 69103

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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.



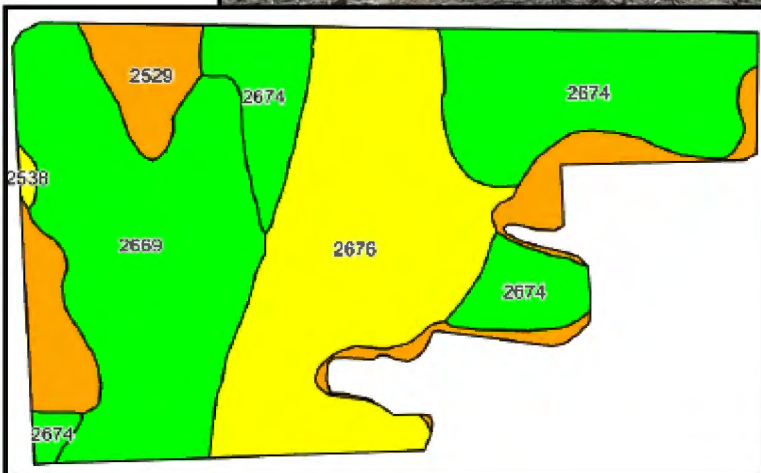
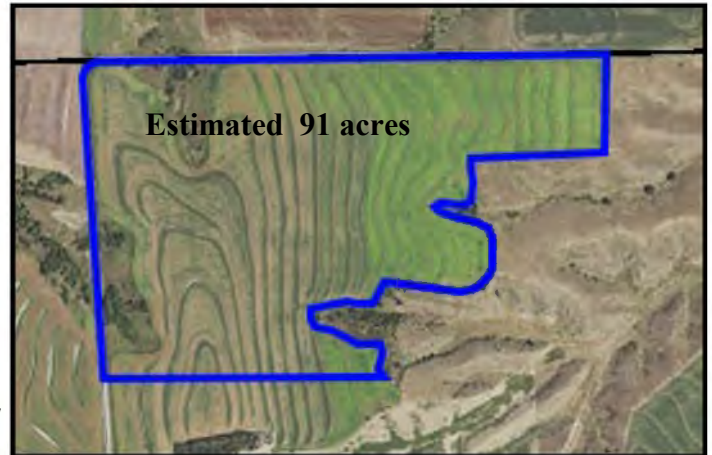
Parcel #1

FSA

Information: Parcel #1 - Estimated 91 Ac. Cropland
 65.83 Ac. Corn Base
 11.73 Ac. Wheat Base
 Parcel #2 - Estimated 177 Ac. Cropland
 128 Ac. Corn Base
 22.85 Ac. Wheat Base
 Property enrolled in ARC-CO.

Current Usage:

Parcel #1 - 91 Ac. Summer Fallowed in 2017
 Parcel #2 - 177 Ac. Summer Fallowed in 2017

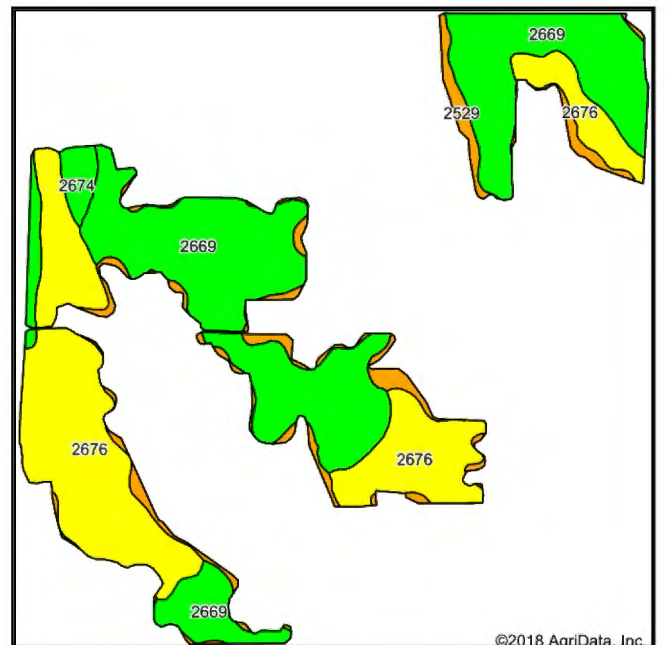
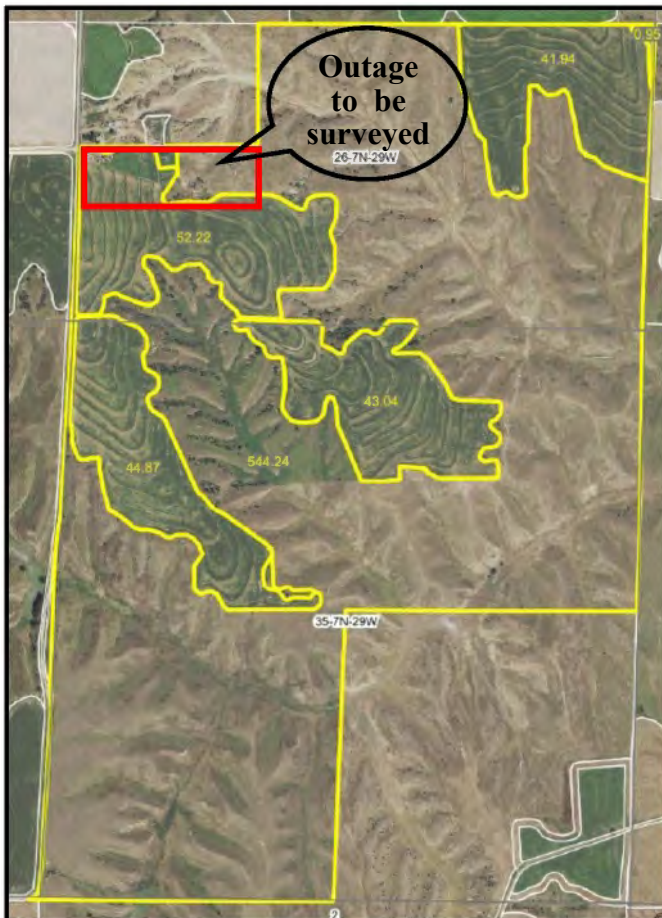


Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %c	irr Class %c
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	38.85	36.2%		IIIe	IIIe
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	33.86	31.5%		IIIe	IIIe
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	27.24	25.4%		IIIe	IIIe
2529	Goly and Uly silt loams, 11 to 30 percent slopes	7.18	6.7%		IVe	
2538	Goly silt loam, 6 to 11 percent slopes, eroded	0.29	0.3%		IVe	IVe



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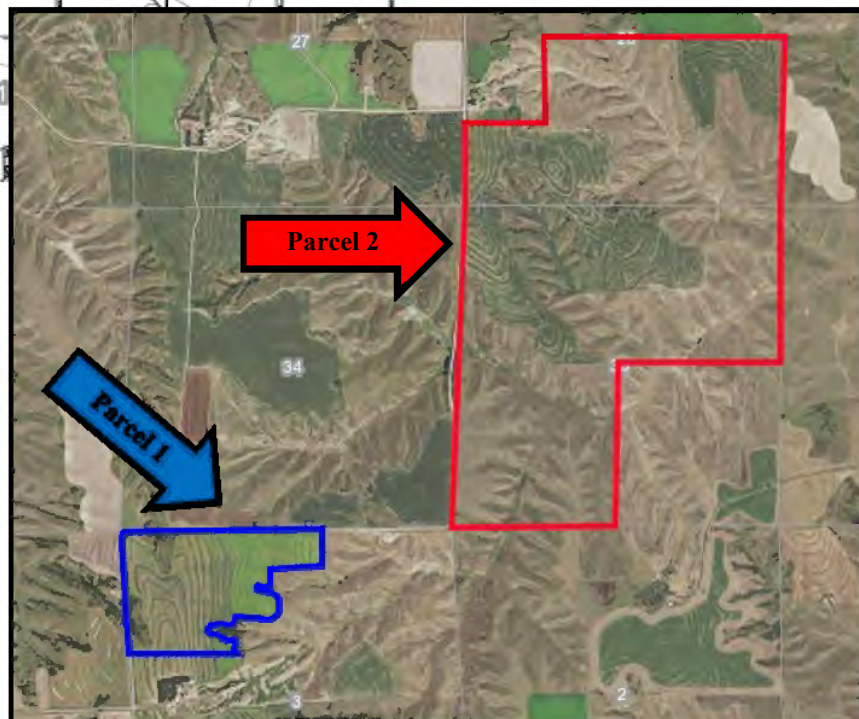
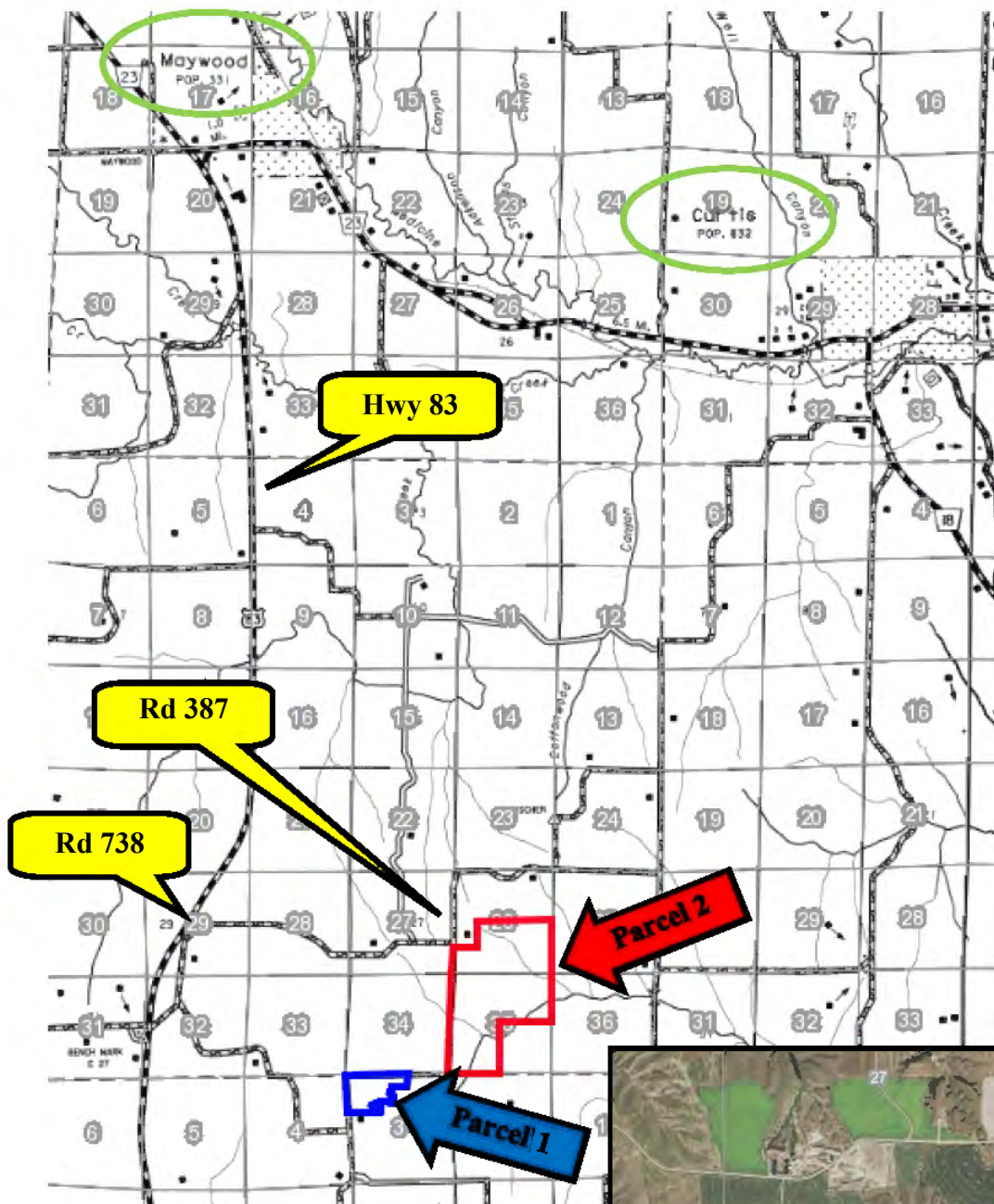
Parcel #2



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	91.59	50.3%		Ile	Ile
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	69.38	38.1%		Ile	Ile
2529	Coly and Uly silt loams, 11 to 30 percent slopes	14.76	8.1%		Vle	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	6.34	3.5%		Ile	Ile



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