

# LAND FOR SALE

## Sterling Farms

~ prior ownership ~

Arthur & Florence Anderson  
Lucille Anderson Hahn



**Description:** Excellent dryland cropland 9 miles north of Chappell on Road 165, or 9 miles west of NE#27 on Road 32.

**Legal Description:**  
**Parcel #1:** SW1/4 Sec 28-T15N-R45W; at Roads 163 & 34.  
**Parcel #2:** N1/2 Sec 31-T15N-R45W; at Roads 159 & 34.  
**Parcel #3:** SE1/4 Sec 31-T15N-R45W; at Roads 161 & 32.  
**Parcel #4:** NW1/4 Sec 32-T15N-R45W; at Roads 161 & 34 - all above in Garden County.  
**Parcel #5:** N1/2 Sec 6-T14N-R45W; at Roads 161 & 32 - in Deuel County.

**Acres & Taxes:**  
**Parcel #1:** 161 assessed acres; 2017 taxes \$1,573; 159.1 FSA cropland acres.  
**Parcel #2:** 320 assessed acres; 2017 taxes \$3,149; 315.2 FSA cropland acres; **5.8 CRP.**  
**Parcel #3:** 160 assessed acres; 2017 taxes \$1,575; 155.3 FSA cropland acres.  
**Parcel #4:** 160 assessed acres; 2017 taxes \$1,557; 120.2 FSA cropland acres; **43.1 CRP.**  
**Parcel #5:** 316 assessed acres; 2017 taxes \$4,443; 313.6 FSA cropland acres.

**Total Acres & Taxes:** 1,117 assessed acres; 2017 taxes \$ 12,297; 1,064 FSA cropland acres; 48.9 CRP

**Land Use:** All parcels are excellent dryland cropland on gently undulating to gently sloping terrain. Parcel 4 includes lower areas enrolled in the CRP program

**Comments:** Sterling Farms is available as a total unit or in separate parcels, most with excellent county road access. Located in an excellent production area, most parcels have outstanding soil Class and productivity. Terrain of Parcels 1, 3, and 5 is level to gently undulating; Parcel 2 is undulating to gently sloping; Parcel 4 has lower areas.

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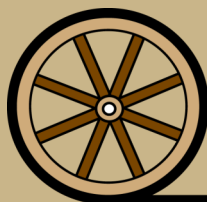


Mike Polk



John Childears

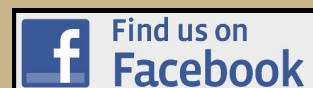
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*Providing Farm - Ranch Real Estate Services*

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**Soils:****Parcel #1:** 100% Class II Alliance loam , 0-3% slope.**Parcel #2:** 48% Class II Duroc & Keith loams; 52% Class III.**Parcel #3:** 100% Class II Keith, Duroc & Alliance loam.**Parcel #4:** 50% Class II Duroc, Keith & Alliance; 50% Class III Lodgepole & Keith loams.**Parcel #5:** 95% Class II Alliance, Duroc, Satanta loam, 0-3% slope.**FSA Wheat Base Acres:**

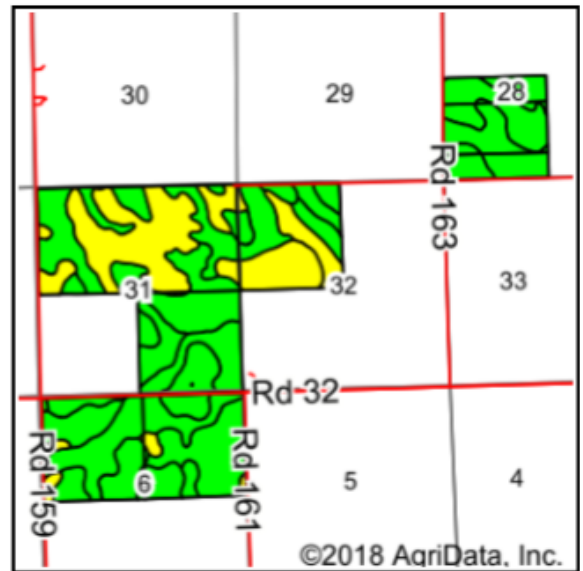
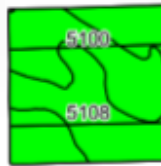
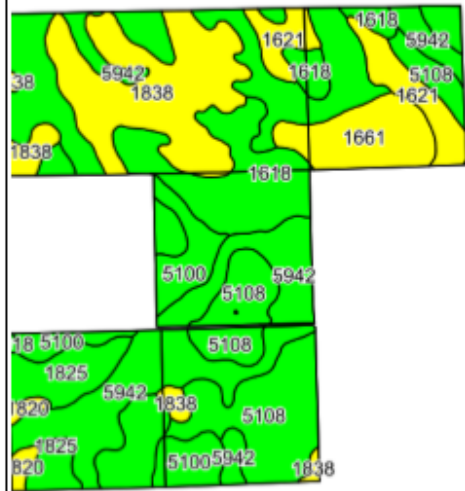
Parcel 1 - 86.3 @ 48

Parcel 2 - 157.7 @ 48

Parcel 3 - 104.3 @ 44

Parcel 4 - 82.0 @ 44

Parcel 5 - 77.9 @ 48; 91.6 @ 44

**Total Wheat Base Acres:** 599.80**SOILS MAP**

Soils data provided by USDA and NRCS.

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Area Symbol: NE049, Soil Area Version: 16

Area Symbol: NE069, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	193.93	17.4%		IIc
1838	Sidney loam, 3 to 6 percent slopes	145.69	13.1%		IIIe
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	128.43	11.5%		IIe
1618	Keith loam, 1 to 3 percent slopes	118.37	10.6%		IIe
5100	Alliance loam, 0 to 1 percent slopes	108.46	9.7%		IIc
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	93.34	8.4%		IIe
5942	Duroc loam, 0 to 1 percent slopes	91.64	8.2%		IIc
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	76.92	6.9%		IIe
1661	Lodgepole silt loam, frequently ponded	54.92	4.9%		IIIw
1621	Keith loam, 3 to 6 percent slopes	49.05	4.4%		IIIe
5100	Alliance loam, 0 to 1 percent slopes	34.23	3.1%		IIc
1820	Satanta-Altvan complex, 3 to 6 percent slopes	9.08	0.8%		IIIe
1838	Sidney loam, 3 to 6 percent slopes	7.43	0.7%		IIIe
1618	Keith loam, 1 to 3 percent slopes	0.98	0.1%		IIe

**CRP:**

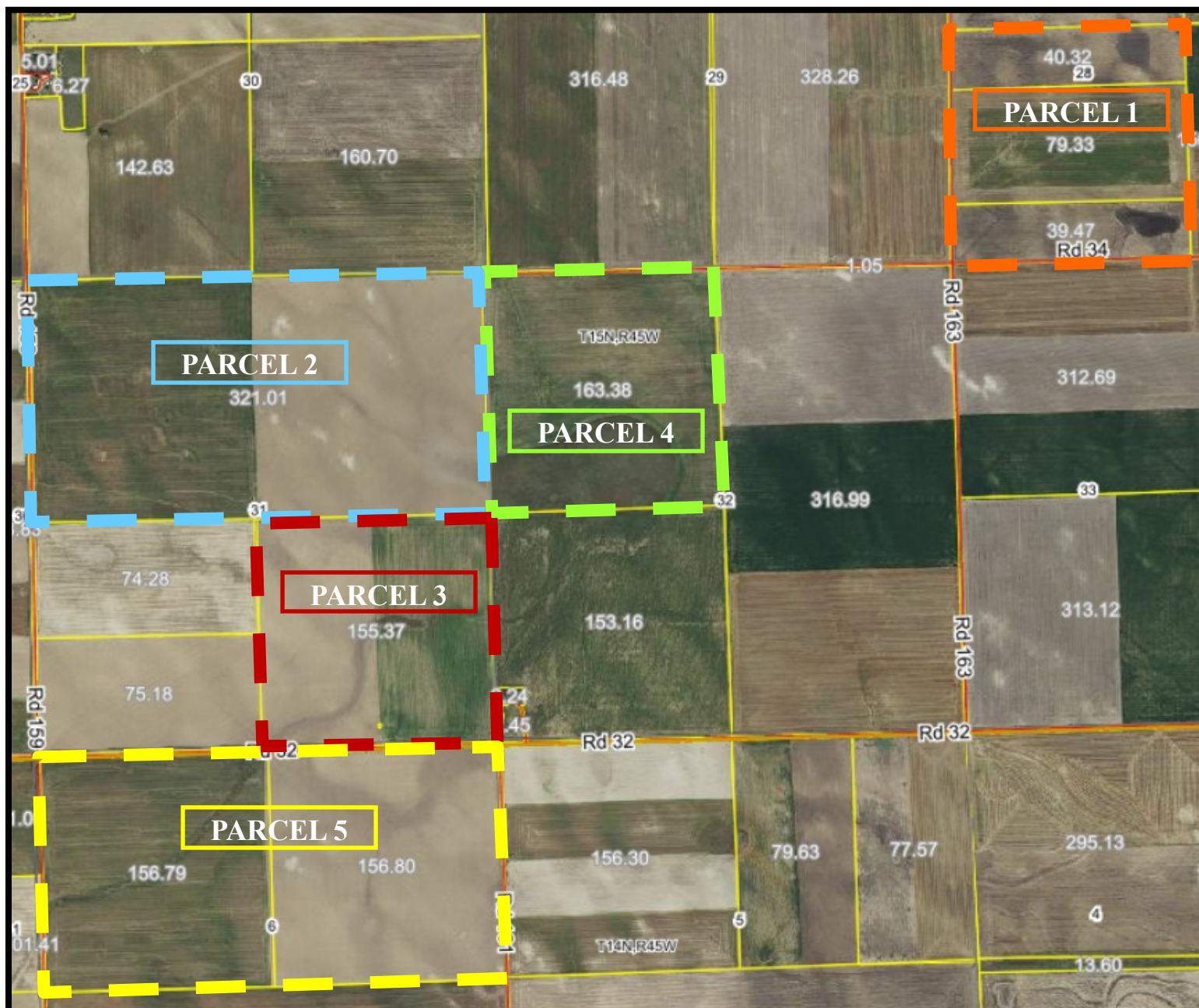
Parcels 2 and 4 include CRP lands, under contract until 2030.

These include buffer areas that have not yet been planted.

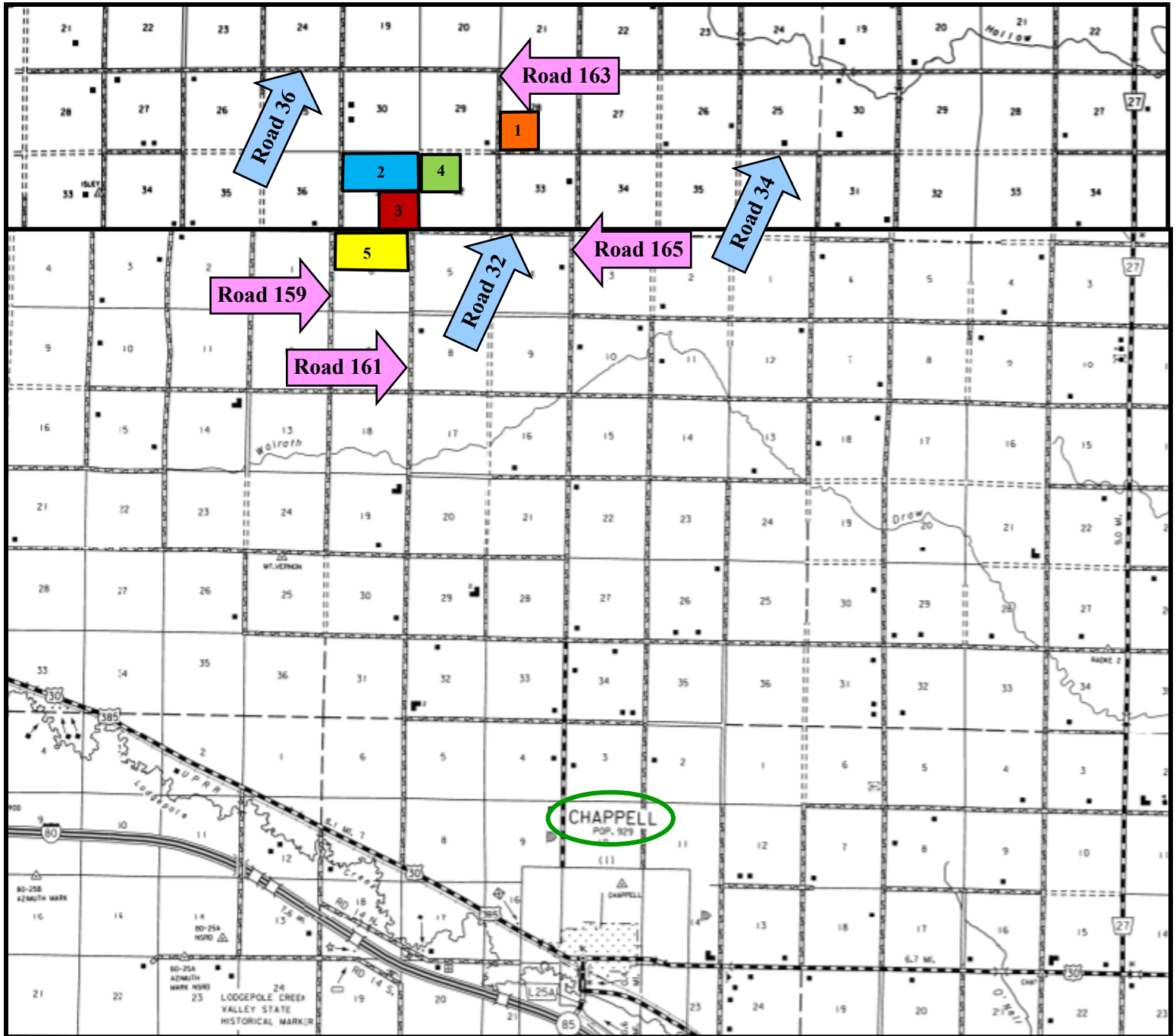
**Price:****Parcel 1:** \$ 144,000**Parcel 2:** \$ 270,000**Parcel 3:** \$ 138,000**Parcel 4:** \$ 130,000**Parcel 5:** \$ 284,000**Total Price :** \$ 966,000



Sterling Farms includes excellent dry cropland straddling the Deuel-Garden County lines, 9 miles north of Chappell.







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