

LAND FOR SALE

Gurley Farm



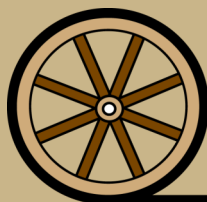
- Location:** From Gurley, Nebraska the property is 2 miles east, and 1 mile north on CR #117; or 2 miles north on US#385 and 2 miles east on CR #50. This location is 12 miles north of Sidney
- Legal Description:** All Section 22 except a cemetery in the northeast corner, and except a surveyed tract of 20 acres in the southwest corner in T16N-R49W of the 6th PM, Cheyenne County, Nebraska.
- Taxed Acres:** 607 tax assessed acres
- Taxes:** \$5,689 estimated
- Land Use:** Gurley Farm is entirely dryland cropland
- FSA Info:** estimated 293 acres wheat base at 47 Bu PLC
- Soils:** 67% Class II, 24% Class III soils.
- Price:** \$530,000 Cash
- Comments:** Very nice dryland cropland with excellent location on county gravel road just 2 miles off of US#385. Excellent soils and productivity.
- Contact:** John Childears - Listing Agent 308-539-4450 or john@agriaffiliates.com

Mike Polk, Roger Luehrs, Don Walker
Tony Eggleston, Brian Reynolds, Chase Dodson, Bruce Dodson



John Childears,
Listing Agent

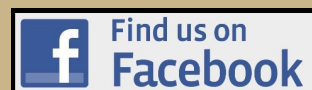
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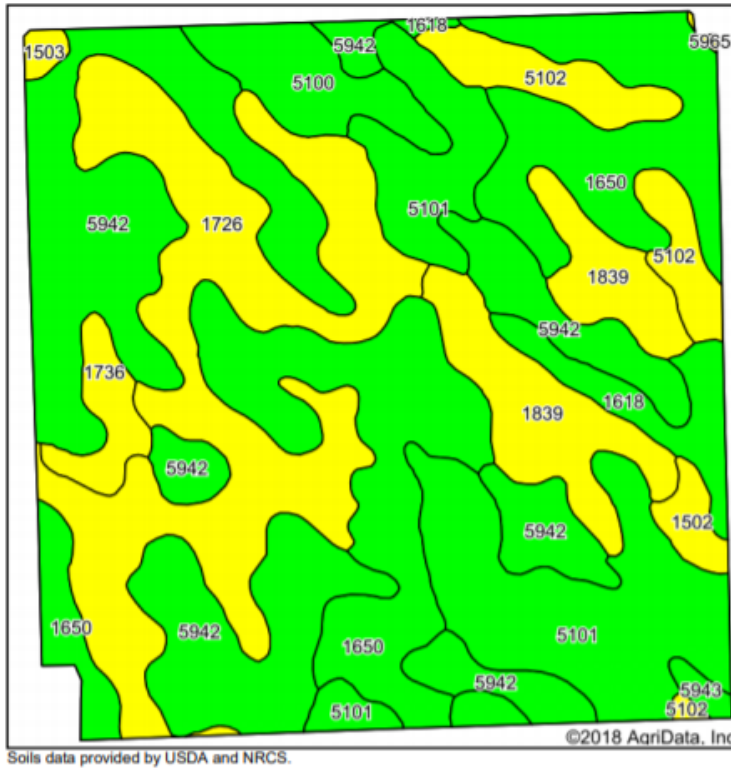
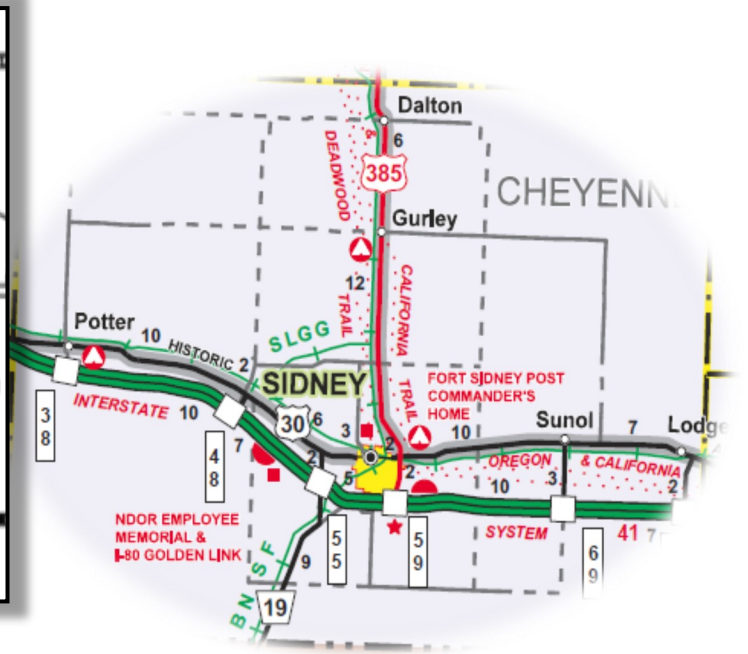
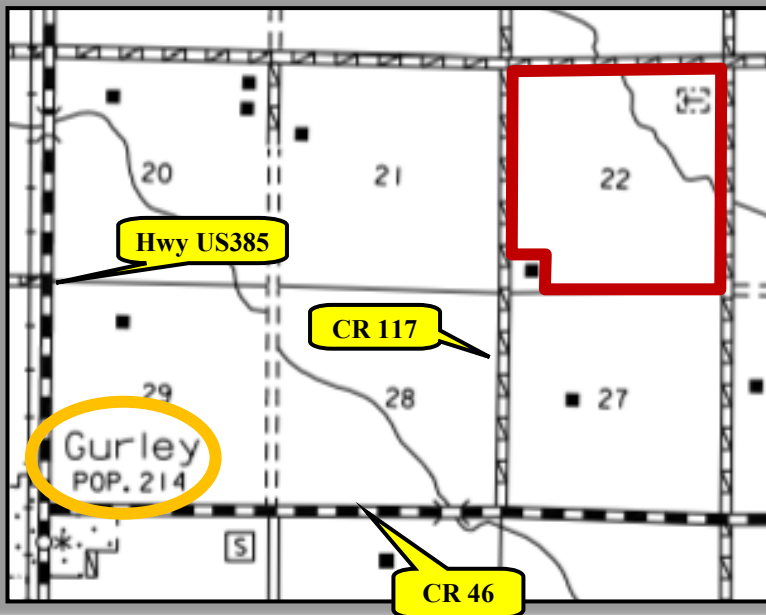


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Area Symbol: NE033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	156.18	25.3%		IIc	Iw
1650	Kuma loam, 0 to 1 percent slopes	125.14	20.3%		IIc	Iw
1726	Rosebud loam, 1 to 3 percent slopes	115.52	18.7%		IIle	IIle
5101	Alliance loam, 1 to 3 percent slopes	89.55	14.5%		IIe	IIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	45.67	7.4%		IVe	
5102	Alliance loam, 3 to 6 percent slopes	24.82	4.0%		IIle	IIle
5100	Alliance loam, 0 to 1 percent slopes	20.87	3.4%		IIc	Iw
1618	Keith loam, 1 to 3 percent slopes	16.66	2.7%		IIe	IIe
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	10.74	1.7%		IVe	
1502	Altvan loam, 1 to 3 percent slopes	6.06	1.0%		IIle	IIle
5943	Duroc loam, 1 to 3 percent slopes	2.42	0.4%		IIe	IIe
1503	Altvan loam, 3 to 6 percent slopes	2.29	0.4%		IVe	IVe
5965	Jayem fine sandy loam, 0 to 3 percent slopes	0.35	0.1%		IIle	IIe

