

# LAND FOR SALE

## LANDES FARM & RECREATION



- Location:** 1-1/2 miles east of Ogallala McDonald's on North I-80 Frontage Rd. (Stagecoach Trail)
- Legal Description:** A tract of land in the west part of Sect. 3 and a tract of land in the east part of Govt. Lot 9 in Sect. 4 together with all accretions thereto in T13N-R38W of the 6th P.M., Keith County, NE.
- Acres/Taxes:** 91.73 tax assessed acres including accretions. 2018 taxes due in 2019 \$3,975.32
- Water Rights:** NE Well Reg. G-018320 has 75.054 certified irrigated acres set up to pump 1,000 GPM; 2 reg. submersible domestic wells G-139905 and G-139906 along with a windmill & tank.
- Soils:** Farmland is 93% Wann Class II Fine Sandy Loam and 7% Class III Norwest Loam.
- Irrigation Equip:** Elec. Motor, irrigation pump and all irrigation pipe presently on property.
- Billboard Rental:** There are 3 advertising billboards on the property. Current lease is \$2,200.00/yr. through 2021 and then \$2,450.00/yr. through 2032. Buyer will receive assignment of said lease by Seller.
- Comments:** This property has excellent access on County Gravel Road just 1-1/2 miles east of Ogallala, NE. It has excellent soils and 1/2 mile of South Platte River frontage. The accretions provide excellent Deer, Duck, Goose & Turkey Hunting.
- Price:** \$300,000 Cash
- Contact:** **Mike Polk, Co-Listing Agent and Don Walker, Co-Listing Agent**  
Cell 308-539-4446 Cell 308-764-7175  
John Childears, Bruce Dodson, Chase Dodson, Tony Eggleston, Brian Reynolds

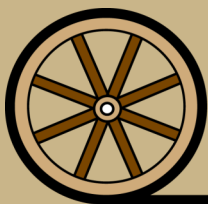


**Mike Polk**  
Co-Listing Agent



**Don Walker**  
Co-Listing Agent

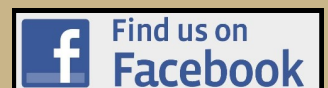
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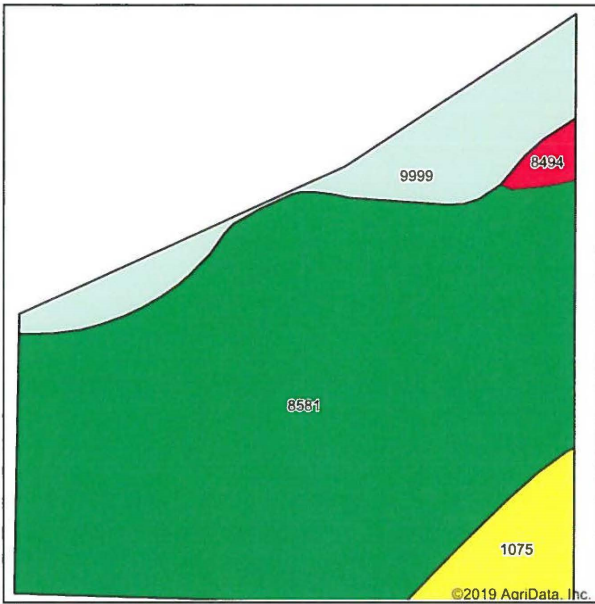


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*Providing Farm - Ranch Real Estate Services*

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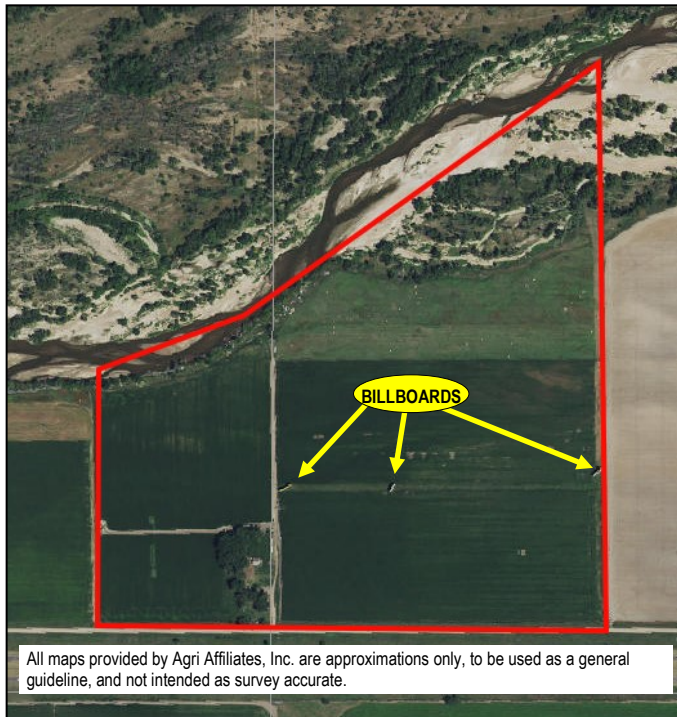
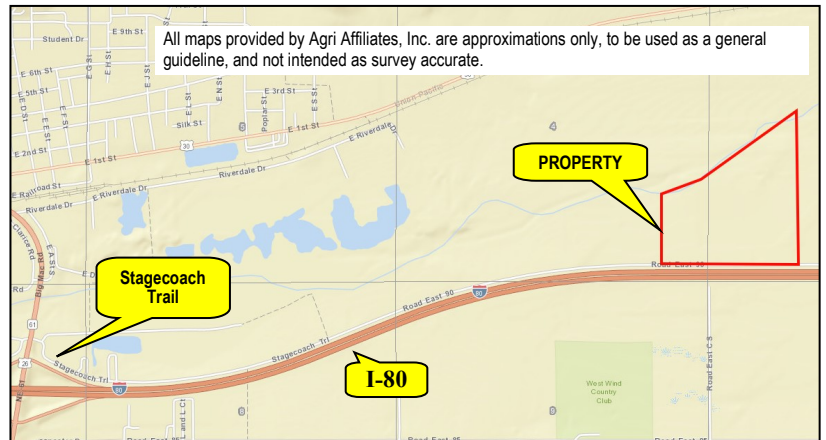
**NORTH PLATTE OFFICE**  
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
www.agriaffiliates.com  
**(308) 534-9240**  
Fax (308) 534-9244





Area Symbol: NE101, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Winter wheat	*n NCCPI Soybeans
8581	Wann fine sandy loam, rarely flooded	75.45	79.5%		llw	llw	3920	36	30
9999	Water	12.25	12.9%				0	0	0
1075	Norwest loam, 0 to 2 percent slopes	6.00	6.3%		lllw	lllw	4000	40	44
8494	Gothenburg soils, occasionally flooded	1.20	1.3%		Vils		3575		5
Weighted Average							3414.7	31.2	*n 26.7



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