

LAND FOR SALE

DEUEL COUNTY DRYLAND



Location: 6 miles east of Chappell, Nebraska at the junction of Hwy 30 and Hwy 27.

Legal Description: NE1/4 Section 22-T13N-R44W of the 6th P.M., Deuel County, NE.

Acres & Taxes: 159.10 tax assessed acres; 2018 taxes payable in 2019 - \$1,717.26

Land Use: 158 acres dryland cropland

FSA Info: 157.96 cropland acres; 39.5 Ac wheat base at 46 Bu yield, 72.95 Ac corn base at 121 Bu yield and 24.14 Ac sunflower base at 581 lbs.

Soils: 88.4% Class II & III, 11.5% Class IV dryland

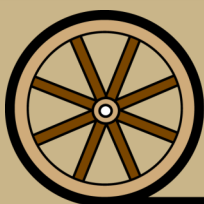
Price: \$151,000

Comments: A very good farm and buyer can have immediate possession for 2019 crop year.

Contact: Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
John Childears, Roger Luehrs, Bruce Dodson, Don Walker,
Chase Dodson, Tony Eggleston, Brian Reynolds



Mike Polk,
Listing Agent

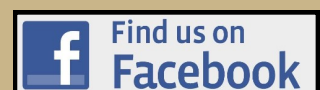


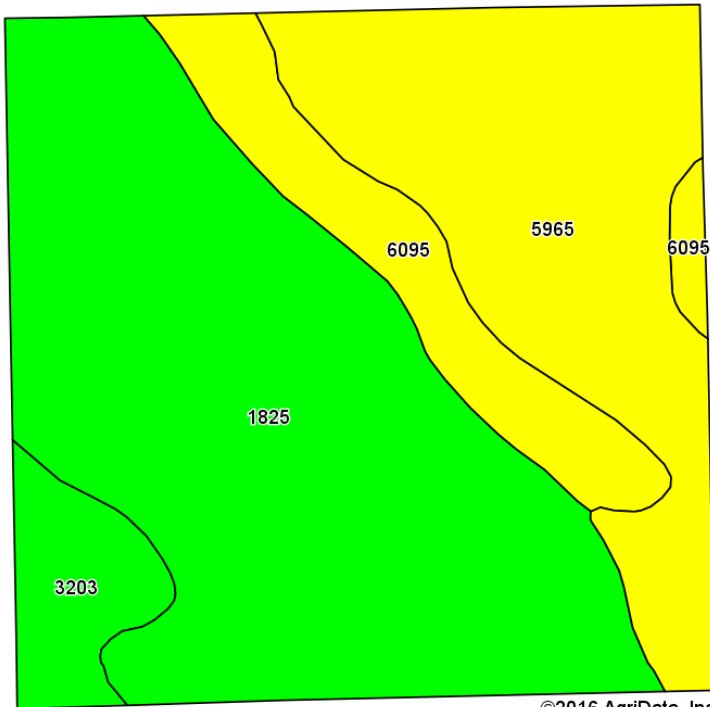
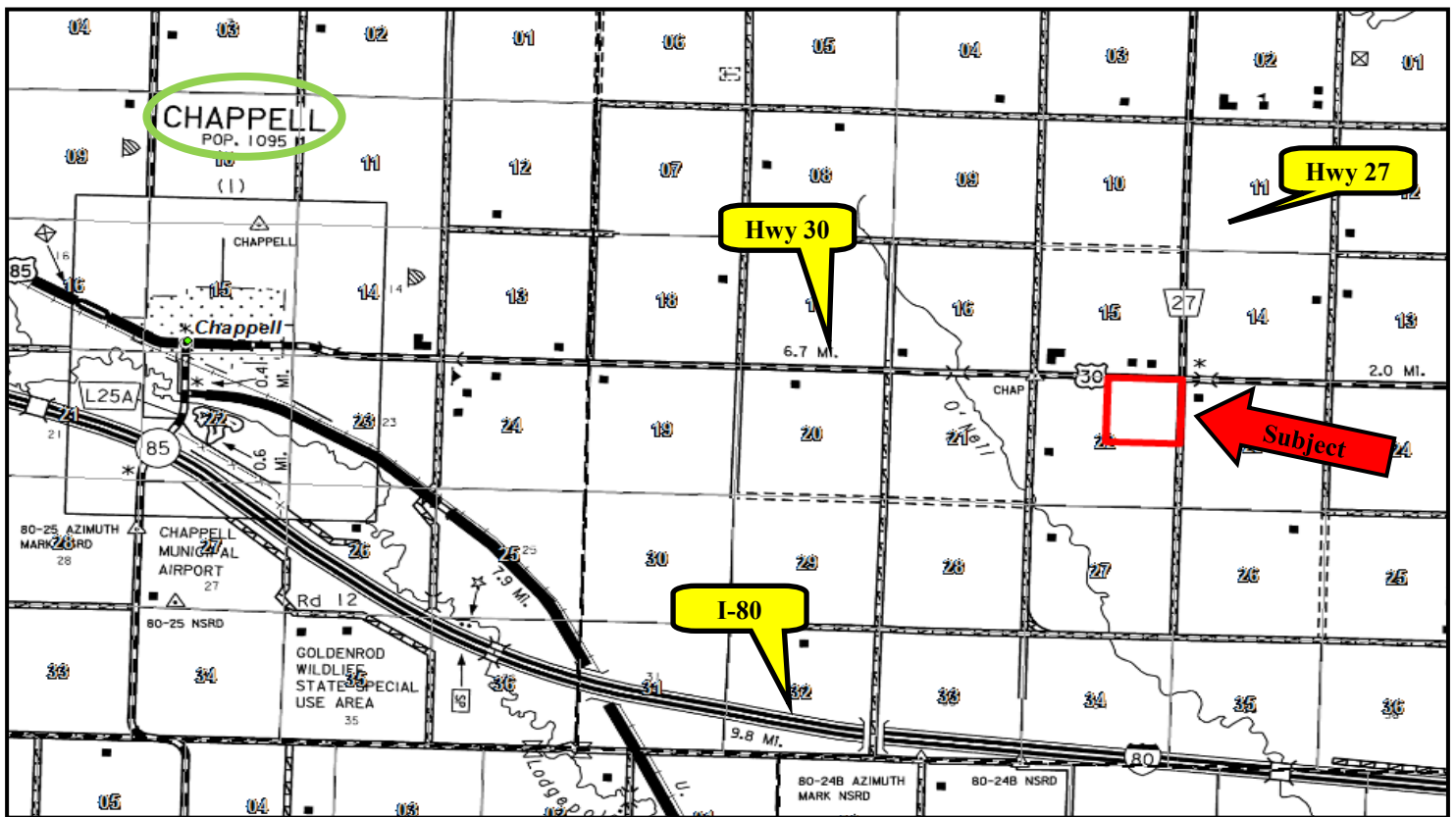
Offered Exclusively By:

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

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.

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240
Fax (308) 534-9244

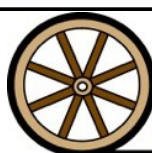




©2016 AgriData, Inc.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	85.06	53.8%		Ile
5965	Jayem fine sandy loam, 0 to 3 percent slopes	45.68	28.9%		IIIe
6095	Sarben loamy fine sand, 3 to 6 percent slopes	18.19	11.5%		IVe
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	9.03	5.7%		IIc



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