

LAND FOR SALE

KEITH COUNTY DRYLAND

Location: 7-1/2 miles west of Brule, NE
on Hwy. 30 & 2 miles north
on Cty. Rd. West P N.
(Parcels 1 & 2)
Parcel 3 is 1 mile north on Cty.
Rd. West P & 1 mile east on
Cty. Rd. West 80

Legal Description: Parcel 1: W1/2 SW 1/4 Section
4-T13N-R41W of the 6th P.M.,
Keith County, NE.
Parcel 2: SE1/4 (excl. N1/2N1/2) Section 5-T13N-R41W of the 6th P.M., Keith County, NE.
Parcel 3: W1/2 Section 10-T13N-R41W of the 6th P.M., Keith County, NE.

Acres & Taxes: Parcel 1: 79.35 tax assessed acres; 2018 taxes payable in 2019 - \$755.50
Parcel 2: 121.13 tax assessed acres; 2018 taxes payable in 2019 - \$1,158.38
Parcel 3: 320.62 tax assessed acres; 2018 taxes payable in 2019 - \$3,118.08

Land Use: All Dryland Cropland

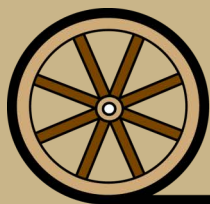
FSA Info: Parcel 1 & 2 are combined at this time: 201.35 ac. cropland; 81.16 ac wheat base with 37 bu. PLC
yield, 40.89 ac. corn base 98 bu. yield
Parcel 3 is 317.97 ac cropland with 128.18 ac wheat base with 37 bu. PLC yield,
64.57 ac. corn base at 98 bu. PLC yield

Soils: Parcel 1: 85.3% Class II, 14.4% Class III & .3% Class IV soils.
Parcel 2: 38.7 % Class II, 34.8% Class III & 26.4% Class IV soils.
Parcel 3: 81.6% Class II, 9.9% Class III & 8.5 Class IV soils.

Contact: **Mike Polk, Listing Agent - Cell 308-539-4446**
John Childears, Don Walker, Bruce Dodson, Chase Dodson,
Brian Reynolds, Tony Eggleston, Roger Leuhrs



Mike Polk
Listing Agent

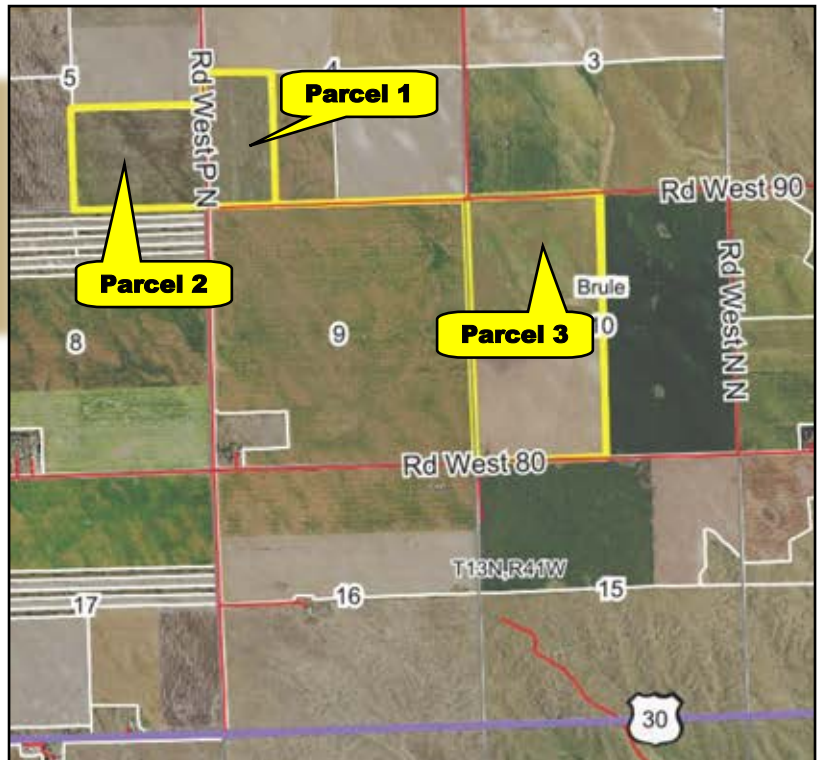


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Offered Exclusively By:

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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.

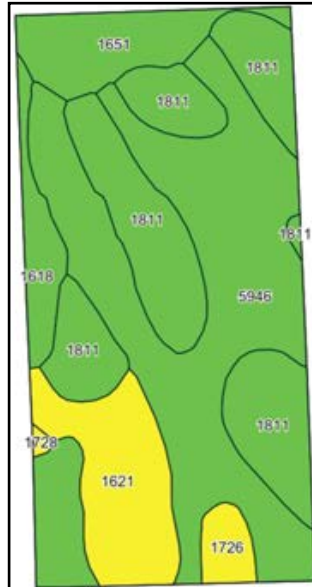


3 Parcels Productive Dryland Cropland

Price: Parcel 1: \$76,000.00
Parcel 2: \$103,000.00
Parcel 3: \$310,000.00

Comments: All 3 of these parcels have excellent county road access & highly productive soils.

PARCEL 1

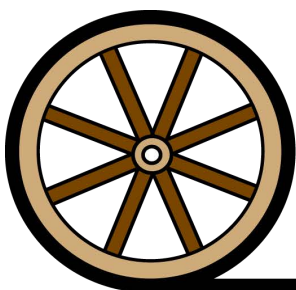


▼
Dryland Cropland
In Keith County

▼
Excellent Access
& Productive Soils

▼
Progressive
Farming
Community

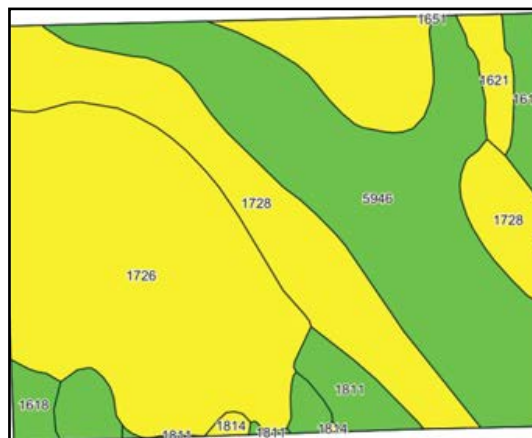
Area Symbol: NE101, Soil Area Version: 18													
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow	*n NCCPI Corn
5946	Duroc silt loam, 1 to 3 percent slopes	35.42	44.3%		lle	lle	57	6	147	41			28
1811	Satanta loam, 1 to 3 percent slopes	22.88	28.6%		lle	lle	59	6	177	28	65		30
1621	Keith loam, 3 to 6 percent slopes	9.58	12.0%		lle	lle	63	5	132	31			28
1651	Kuma loam, 1 to 3 percent slopes	6.51	8.1%		lle	lle	59	6	140	39			28
1618	Keith loam, 1 to 3 percent slopes	3.47	4.3%		lle	lle	65	6	134			40	30
1726	Rosebud loam, 1 to 3 percent slopes	1.91	2.4%		lle	lle	33		124	28	62		17
1728	Rosebud loam, 3 to 9 percent slopes	0.22	0.3%		lVe	lVe	31	36	120	26			18
Weighted Average							58.2	5.8	152	33.8	20.1	1.7	*n 28.4
													*n 34.1



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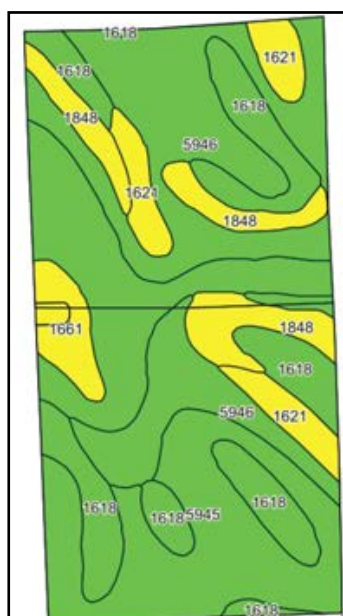
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PARCEL 2

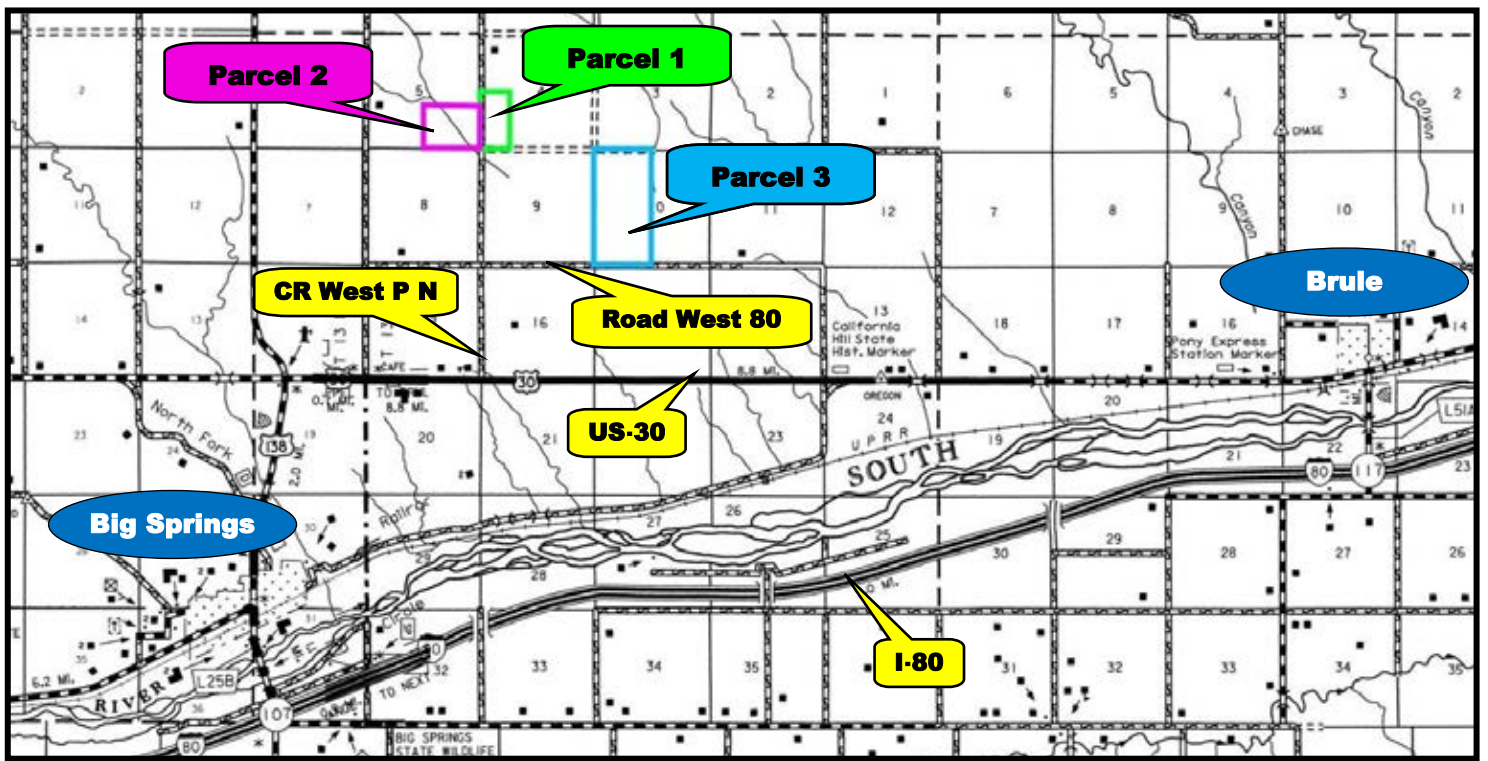


Area Symbol: NE101, Soil Area Version: 18														
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow	*n NCCPI Corn	*n NCCPI Small Grains
1726	Rosebud loam, 1 to 3 percent slopes	39.47	32.5%		IIIe	IIIe	33		124	28	62		17	25
5946	Duroc silt loam, 1 to 3 percent slopes	38.59	31.8%		IIIe	IIIe	57	6	147	41			28	33
1728	Rosebud loam, 3 to 9 percent slopes	32.07	26.4%		IVe	IVe	31	36	120	26			18	26
1618	Keith loam, 1 to 3 percent slopes	4.90	4.0%		IIIe	IIIe	65	6	134			40	30	35
1811	Satanta loam, 1 to 3 percent slopes	3.51	2.9%		IIIe	IIIe	59	6	177	28	65		30	37
1621	Keith loam, 3 to 6 percent slopes	2.35	1.9%		IIIe	IIIe	63	5	132	31			28	33
1814	Satanta loam, 3 to 6 percent slopes	0.47	0.4%		IIIe	IIIe	57	5	133	31			27	35
Weighted Average							42.8	12	132.4	30.6	22	1.6	*n 21.9	*n 28.8

PARCEL 3



Area Symbol: NE101, Soil Area Version: 18														
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat fallow	*n NCCPI Corn	*n NCCPI Small Grains	
5945	Duroc silt loam, 0 to 1 percent slopes	110.60	34.6%		IIc	Iw	58	6	152	45		28	33	
5946	Duroc silt loam, 1 to 3 percent slopes	92.31	28.9%		IIe	IIe	57	6	147	41		28	33	
1618	Keith loam, 1 to 3 percent slopes	57.77	18.1%		IIe	IIe	65	6	134		40	30	35	
1848	Sulco loam, 6 to 9 percent slopes	26.98	8.5%		IVe	IVe	40					22	22	
1621	Keith loam, 3 to 6 percent slopes	20.60	6.5%		IIIe	IIIe	63	5	132	31		28	33	
1661	Lodgepole silt loam, frequently ponded	11.01	3.4%		IIlw	IVw	29	4	90	20		29	18	
Weighted Average							56.8	5.4	131	30.1	7.2	*n 27.9	*n 31.9	



The Contract

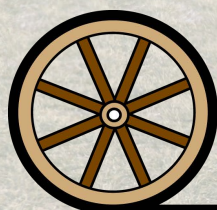
When two people meet an agreement made, the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand, on their word of honor they take their stand.

These days there are contracts all written out, so there is nothing to dispute about.
But if a person won't stand on their word understood, A piece of paper won't make it good.



Shalah

“Agri Affiliates - always striving to exceed client expectations.”



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