

LAND FOR SALE

RAUN PASTURE KEARNEY COUNTY



Location: Located in southeast Kearney County, approximately 10 miles south and 8 miles east of Minden, NE. (Located on the corner of paved 40 Road and minimum maintenance A Road)

Legal Description: Part of the SE1/4 Section 32-T5N-R13W of the 6th P.M., Kearney County, Nebraska.

Property Description: Property consists of approximately 54.1 acres of hardland pasture.

Livestock Water: Provided by two dams.

Soils: Soils consist of Uly, Coly, and Holdrege silt loams, with slopes of 0-30%.

Taxes: 2018 Estimated Real Estate Tax - \$703.00

List Price: \$92,000 CASH

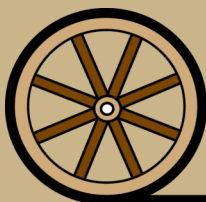
Comments: This is a well-maintained pasture with good border fencing and livestock water availability.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

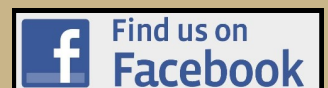
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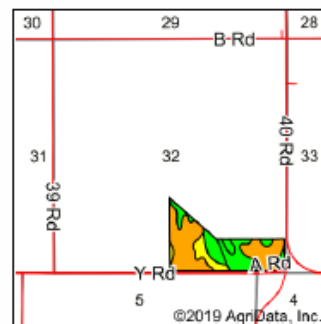
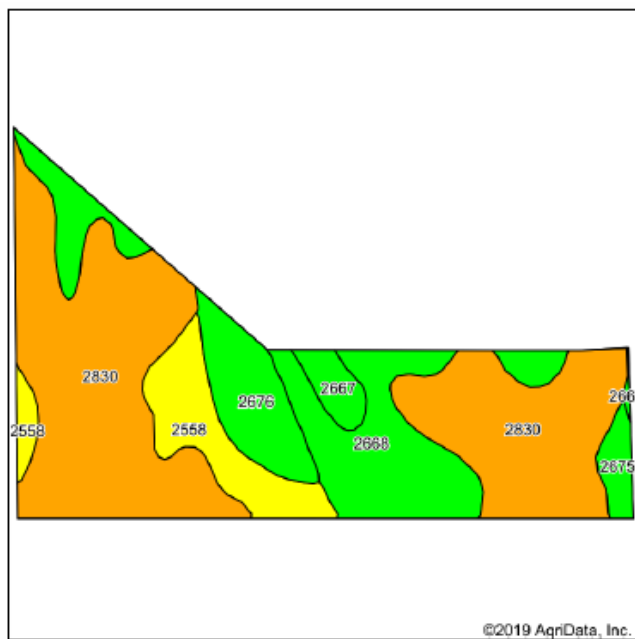
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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.





RAUN PASTURE KEARNEY COUNTY



State: **Nebraska**
 County: **Kearney**
 Location: **32-5N-13W**
 Township: **Grant**
 Acres: **54.1**
 Date: **4/24/2019**



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Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Area Symbol: NE099, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class ¹ c	Irr Class ¹ c	SRPG
2830	Uly-Coly silt loams, 11 to 30 percent slopes	29.71	54.9%		Vle		48
2668	Holdrege silt loam, 1 to 3 percent slopes	9.09	16.8%		Ile	Ile	73
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	6.88	12.7%		IIle	IIle	
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	5.81	10.7%		IVe	IVe	57
2667	Holdrege silt loam, 0 to 1 percent slopes	1.39	2.6%		Ile	Iw	74
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.22	2.3%		IIle	IIle	
Weighted Average							46.6

¹c: Using Capabilities Class Dominant Condition Aggregation Method



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