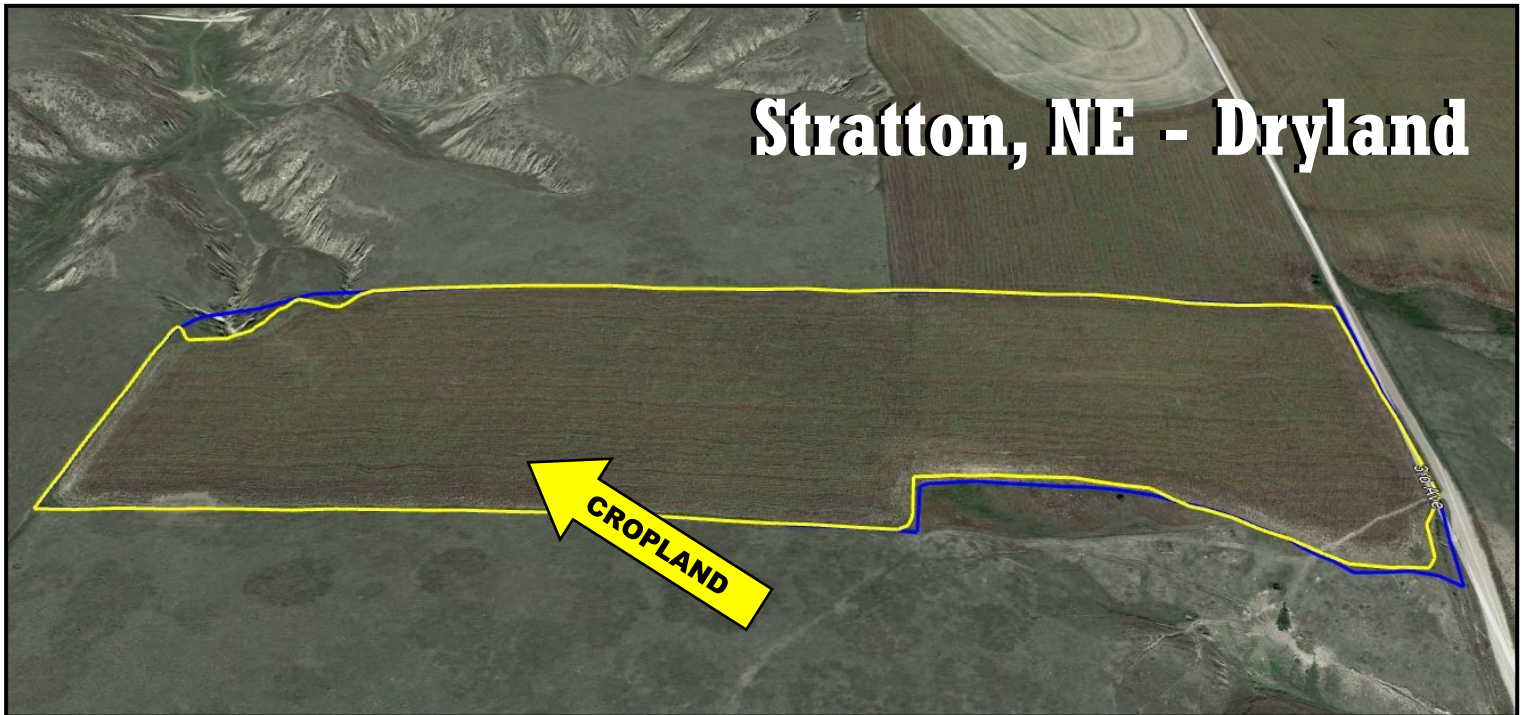


# LAND FOR SALE



## Stratton, NE - Dryland

**Location:** Property is located southwest of Stratton, NE. From Stratton, 5 miles south on Veterans Memorial Highway to Road 707. West on Road 707 for 3 miles then south for 2.5 miles on 3rd Ave.

**Legal Description:** Pt. N1/2SE1/4 Section 20-T1N-R35W of the 6th P.M., Hitchcock County, Nebraska.

**Acres:** 57 tax assessed acres - 2018 taxes payable in 2019 \$595.44

**Land Use:** Dryland Cropland

**Soils:** 94% Class II Keith Silt Loam, 1-3% slopes

**FSA Info:** 54.21 Acres cropland; 33 ac wheat base: 56 PLC yield. Enrolled in Arc Co.

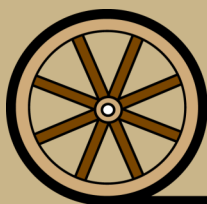
**Price:** \$80,000.00

**Comments:** This is an excellent piece of dryland farm ground with good county road access bordering the property.

**Contact:** **Brian Reynolds; Listing Agent 308-380-5734 or breynolds@agriaffiliates.com**  
Mike Polk, Chase Dodson, Bruce Dodson, John Childears,  
Tony Eggleston, Don Walker, Brad Atkins



**Brian Reynolds**  
Listing Agent



*Offered Exclusively By:*

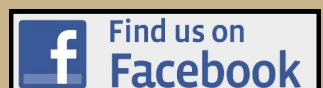
**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

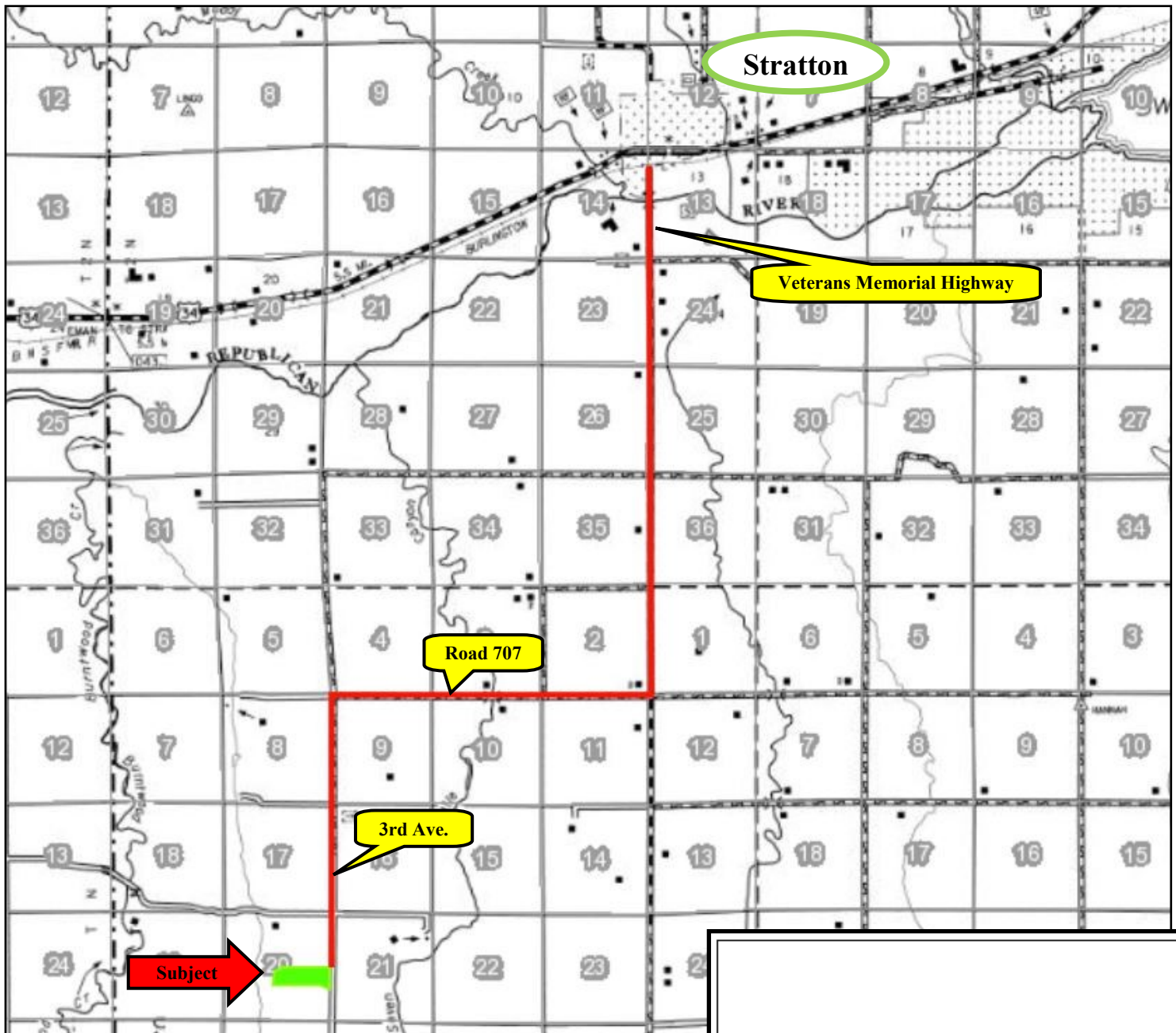
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

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**(308) 345-7200**

Fax (308) 534-9244





Area Symbol: NE087, Soil Area Version: 17									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Small Grains
1620	Keith silt loam, 1 to 3 percent slopes	51.51	95.0%		Ile	Ile	67	37	37
1532	Sulco silt loam, 9 to 30 percent slopes	2.70	5.0%		Ville		26	19	16
Weighted Average							65	*n 36.1	*n 36

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.