

LAND FOR SALE

Old Hwy 83 Meadow & Range



- Location:** From Wellfleet, NE, east on Burma Rd. for 3.5 miles, then north on Old Hwy 83 for 5.5 miles.
- Legal Description:** SE1/4SW1/4 & SE1/4 Section 12-T10N-R30W of the 6th P.M., Lincoln County, Nebraska
- Acres:** 200 Tax Assessed Acres
- Taxes:** 2018 Real Estate taxes payable in 2019 are \$1,496.76
- Land Use:** The property includes 90.8 acres of hay land and 104.3 acres of rangeland.
- Water:** Livestock water provided by a windmill with stock tank.
- Soils:** Most of the hay land is Class III fine sandy loam, with mostly Valentine fine sand on the range.
- Price:** \$179,400
- Comments:** Productive property with county road access on the east and south side of the property. Subject to a share-crop farm lease of 1/3 to landowner expiring February 28, 2020, and a grazing lease.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Chase Dodson, Brian Reynolds, Dallas Dodson, Tony Eggleston,
Mike Polk, John Childears, Don Walker



Bruce Dodson, AFM
Listing Agent

Offered Exclusively By:



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

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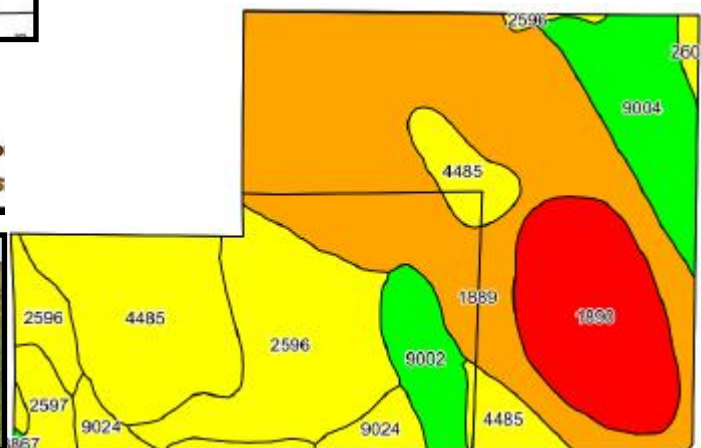
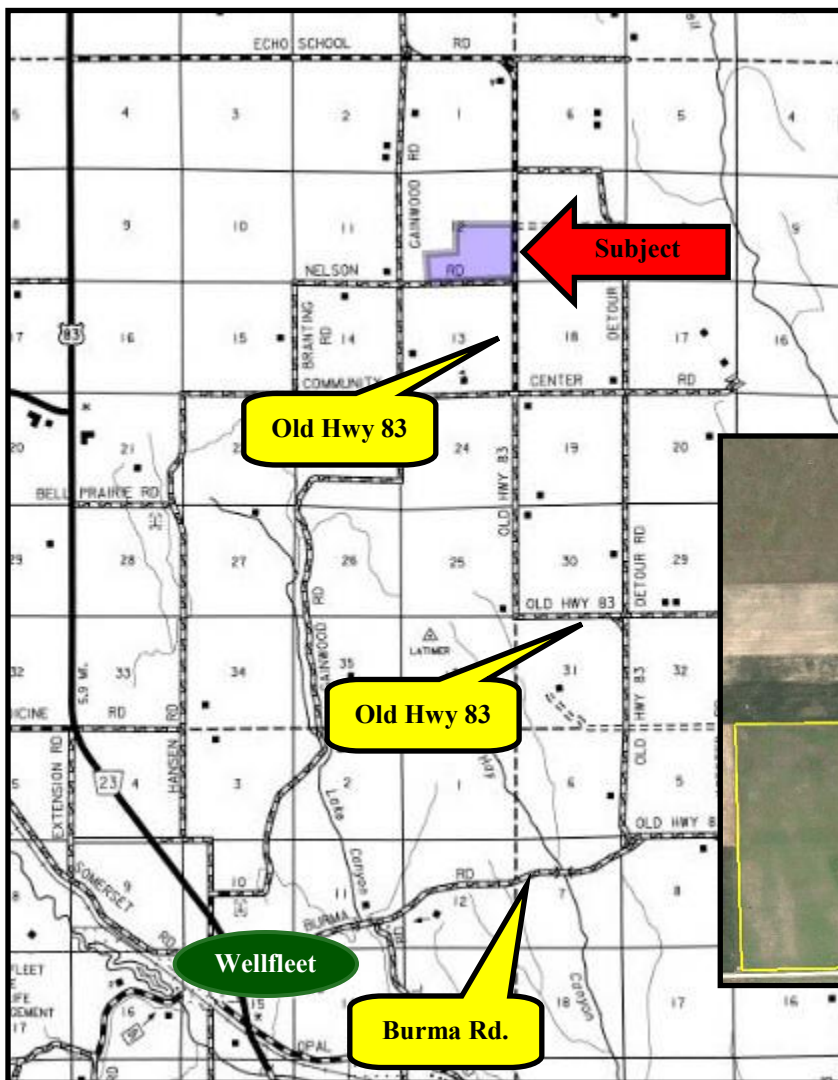
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Area Symbol: NE111, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Com	*n NCCPI Small Grains
1889	Valent fine sand, rolling	76.58	37.5%		Vle	IVe	8	10
4485	Dunday loamy fine sand, 0 to 3 percent slopes	33.94	16.6%		IVe		20	20
2596	Hersh fine sandy loam, 3 to 6 percent slopes	32.64	16.0%		IIIe	IIIe	41	35
1890	Valent fine sand, rolling and hilly	23.91	11.7%		VIIe	IVe	5	6
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	16.14	7.9%		IIe	IIe	36	30
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	8.57	4.2%		IIe	IIe	37	31
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	5.91	2.9%		IIIe	IIIe	33	37
2597	Hersh fine sandy loam, 6 to 11 percent slopes	5.30	2.6%		IVe	IVe	40	35
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	1.10	0.5%		IIIe	IIe	31	35
8867	Hord fine sandy loam, 1 to 3 percent slopes	0.25	0.1%		IIe	IIe	37	40
Weighted Average							*n 20.1	*n 19.2

*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.