

LAND FOR SALE

YE PROPERTIES



Visit our website for aerial footage!

Comments: Quality Lincoln County, Nebraska non-irrigated cropland & CRP. Offered in multiple parcels.

Land Use: Dryland Cropland & CRP

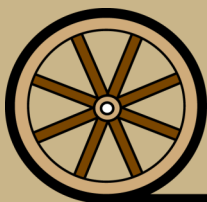
Price:

<u>Parcel 1:</u> \$152,000	<u>Parcel 4:</u> \$189,000
<u>Parcel 2:</u> \$215,000	<u>Parcel 5:</u> \$126,000
<u>Parcel 3:</u> \$173,000	

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



Brian Reynolds
Listing Agent



Offered Exclusively By:

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

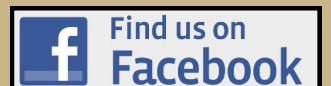
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

NORTH PLATTE OFFICE

P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244



PARCEL 1

Legal

Description: Part of the NE1/4 Sect. 24-T10N-R34W of the 6th P.M., Lincoln County, Nebraska

Land Use: The property includes 128.47 tax assessed acres of non-irrigated cropland

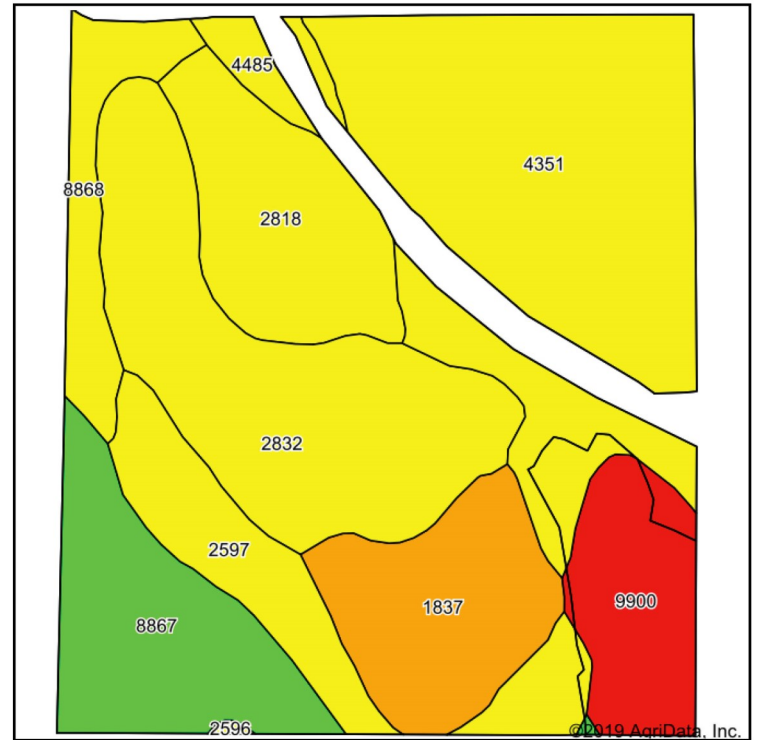
Soils: Loamy fine sands and silt loams

Price/Taxes: \$152,000; 2018 taxes payable in 2019 - \$757.46

Leases: Subject to cropland lease expiring February 28, 2020.

FSA Info:

Total Farmland:	<u>129.95 acres</u>	Total Cropland:	<u>117 acres</u>
Government Base Acres:	<u>Corn - 60.08</u>	PLC Yields:	<u>Corn - 109</u>
	<u>Wheat - 27.52</u>		<u>Wheat - 46</u>



Soils data provided by USDA and NRCS.

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	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn	Corn Irrigated	Winter wheat	*n NCCPI Corn
4351	Elsmere loamy fine sand, 0 to 3 percent slopes	36.67	28.7%		IVw	IVw		3	2		77		22
2832	Uly-Coly silt loams, 6 to 11 percent slopes	24.49	19.2%		IVe	IVe	53						46
8867	Hord fine sandy loam, 1 to 3 percent slopes	13.68	10.7%		Ile	Ile	67	6	3	58	139	40	37
2818	Uly silt loam, 3 to 6 percent slopes, eroded	12.57	9.8%		Ile	Ile	60	4	2	36	100	28	29
1837	Sidney complex, 6 to 20 percent slopes	12.31	9.6%		Vle		36						28
2597	Hersh fine sandy loam, 6 to 11 percent slopes	10.75	8.4%		IVe	IVe	52	1		4	18		40
9900	Fluvaquents, frequently flooded	8.97	7.0%		Vllw		3						0
8868	Hord fine sandy loam, 3 to 6 percent slopes	5.98	4.7%		Ile	Ile	65	5	2	46	124	32	37
4485	Dunday loamy fine sand, 0 to 3 percent slopes	2.05	1.6%		IVe		30	1		2	12		20
2596	Hersh fine sandy loam, 3 to 6 percent slopes	0.13	0.1%		Ile	Ile	56	1		3	16		41
8581	Wann fine sandy loam, rarely flooded	0.07	0.1%		Ilw	Ilw	38	5	3	54	124		22
Weighted Average							34.9	2.2	1.2	12.3	64.6	8.6	*n 30.1

*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.



PARCEL 2

Legal

Description: NE1/4 Section 7-T9N-R34W of the 6th P.M., Lincoln County, Nebraska

Land Use: The property includes 175.85 tax assessed acres of non-irrigated cropland

Soils: Primarily Keith and Holdrege Silt Loams

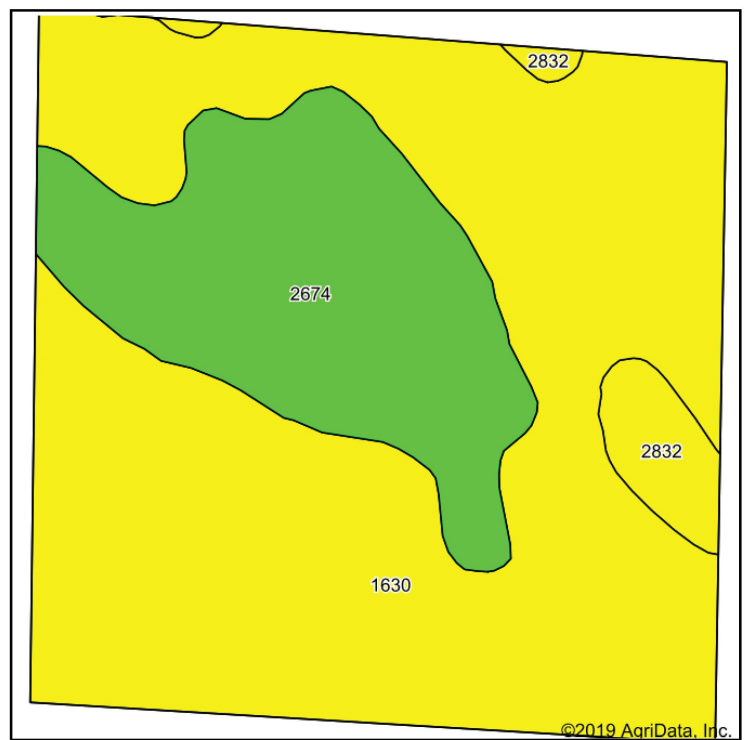
Price/Taxes: \$215,000; 2018 taxes payable in 2019 - \$1,870.50

Leases: Subject to cropland lease expiring February 28, 2020.

FSA Info:

Total Farmland: 160.88 acres
 Government Base Acres: Corn - 39.66
Wheat - 56.55
Sunflowers - 9.4
Soybean - 18.91

Total Cropland: 160.88 acres
 PLC Yields: Corn - 109
Wheat - 39.66
Sunflowers - 928
41 bushel



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	Range Production (lbs/acre/yr)	SRPG	Winter wheat
1630	Keith silt loam, 3 to 6 percent slopes, eroded	113.64	70.9%		IIIe	IIIe	1703	63	25
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	40.67	25.4%		Ile	Ile	3468		
2832	Uly-Coly silt loams, 6 to 11 percent slopes	5.90	3.7%		IVe	IVe	3048	53	
Weighted Average							2200.6	46.6	17.7

PARCEL 3

Legal

Description: SW1/4 Section 8-T9N-R34W of the 6th P.M., Lincoln County, Nebraska

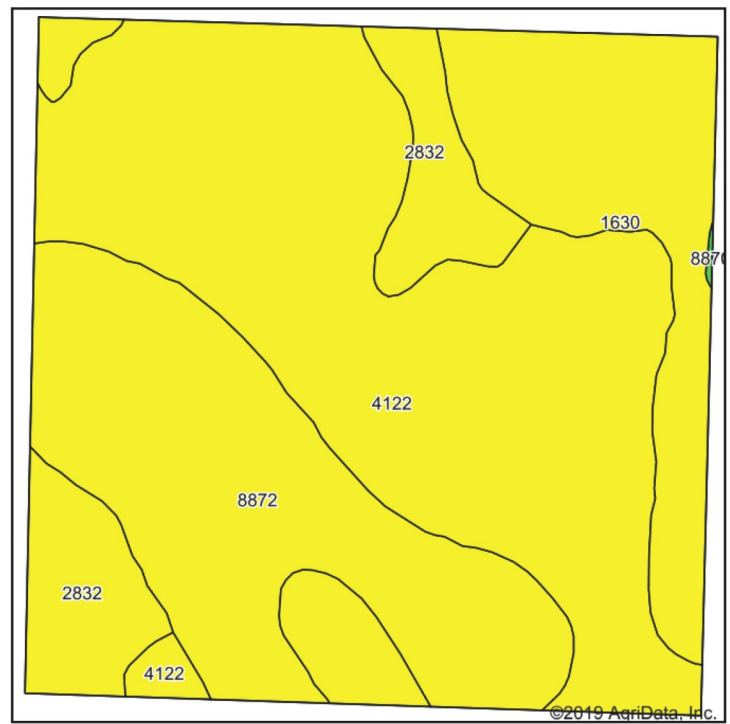
Land Use: The property includes 160 tax assessed acres of non-irrigated cropland

Soils: Primarily Holdrege and Keith Silt Loams

Price/Taxes: 173,000; 2018 taxes payable in 2019 - \$1,723.02

Leases: Subject to crop lease expiring February 28, 2020.

FSA Info:	Total Farmland:	<u>159.56 acres</u>	Total Cropland:	<u>159.56 acres</u>
	Government Base Acres:	<u>Wheat - 39.33</u>	PLC Yields:	<u>Wheat - 35</u>
		<u>Sunflowers - 9.32</u>		<u>Sunflower - 928</u>
		<u>Corn - 56.07</u>		<u>Corn - 109</u>
		<u>Soybean - 18.76</u>		<u>Soybean - 41 bushel</u>



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	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
4122	Holdrege and Uly silt loams, 7 to 11 percent slopes	77.63	48.4%		IVe	IVe	3150	60		
8872	Hord silt loam, 3 to 6 percent slopes	41.69	26.0%		IIle	IIle	3600	59	46	36
1630	Keith silt loam, 3 to 6 percent slopes, eroded	25.83	16.1%		IIle	IIle	1703	63		25
2832	Uly-Colly silt loams, 6 to 11 percent slopes	15.15	9.4%		IVe	IVe	3048	53		
8870	Hord silt loam, 1 to 3 percent slopes	0.10	0.1%		IIe	IIe	3242	70		
Weighted Average							3024.4	59.6	12	13.4

PARCEL 4

Legal

Description: NE1/4 Section 17-T9N-R34W of the 6th P.M., Lincoln County, Nebraska

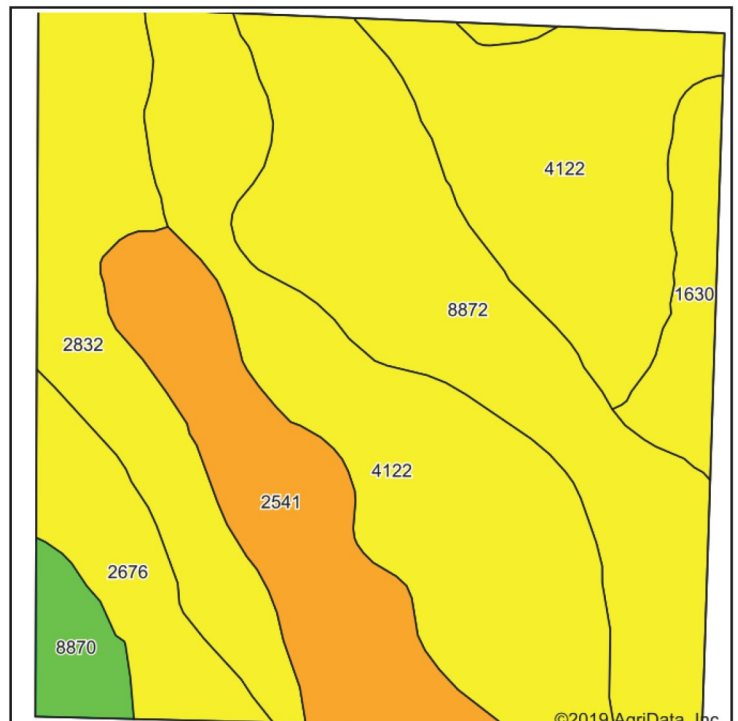
Land Use: The property includes 160 tax assessed acres of non-irrigated cropland

Soils: Primarily Hobbs, Holdrege and Keith Silt Loams

Price/Taxes: \$189,000; 2018 taxes payable in 2019 - \$1,674.84

Leases: Subject to crop lease expiring February 28, 2020.

FSA Info:	Total Farmland:	<u>164.51 acres</u>	Total Cropland:	<u>163.82 acres</u>
	Government Base Acres:	<u>Wheat - 41.79</u>	PLC Yields:	<u>Wheat - 35</u>
		<u>Sunflowers - 10.2</u>		<u>Sunflowers - 928</u>
		<u>Corn - 72.41</u>		<u>Corn - 72.41</u>
		<u>Soybean - 18.91</u>		<u>Soybean - 41 bushel</u>



Area Symbol: NE111, Soil Area Version: 17										
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Cor n	Winter wheat
4122	Holdrege and Uly silt loams, 7 to 11 percent slopes	61.11	37.3%		IVe	IVe	3150	60		
8872	Hord silt loam, 3 to 6 percent slopes	37.43	22.8%		IIIe	IIIe	3600	59	46	36
2832	Uly-Coly silt loams, 6 to 11 percent slopes	22.19	13.5%		IVe	IVe	3048	53		
2541	Coly silt loam, 11 to 17 percent slopes, eroded	21.30	13.0%		VIe		3000	44		
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	10.40	6.3%		IIIe	IIIe	3446			
1630	Keith silt loam, 3 to 6 percent slopes, eroded	7.12	4.3%		IIIe	IIIe	1703	63		25
8870	Hord silt loam, 1 to 3 percent slopes	4.32	2.6%		Ile	Ile	3242	70		
Weighted Average							3177.8	53.3	10.5	9.3

PARCEL 5

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	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat	Winter wheat Irrigated	*n NCCPI Corn	*n NCCPI Small Grains
2534	Coly silt loam, 17 to 30 percent slopes	36.81	23.5%		Vle		22							24	14
2596	Hersh fine sandy loam, 3 to 6 percent slopes	35.04	22.4%		IIIe	IIIe	56	1	3	16				41	35
1630	Keith silt loam, 3 to 6 percent slopes, eroded	28.95	18.5%		IIIe	IIIe	63			119	25	56		25	29
2597	Hersh fine sandy loam, 6 to 11 percent slopes	16.08	10.3%		IVe	IVe	52	1	4	18				40	35
2832	Uly-Coly silt loams, 6 to 11 percent slopes	12.72	8.1%		IVe	IVe	53							46	40
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	11.21	7.2%		IIIe	IIIe								42	38
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	9.85	6.3%		IIIe	IIIe	58	2	4	48	98	29		33	37
2818	Uly silt loam, 3 to 6 percent slopes, eroded	6.02	3.8%		IIIe	IIIe	60	2	4	36	100	28		29	32
2541	Coly silt loam, 11 to 17 percent slopes, eroded	0.09	0.1%		Vle		44							28	24
Weighted Average							44.9	0.2	0.7	5.5	37.4	7.5	10.3	*n 33.5	*n 29.6

The Contract

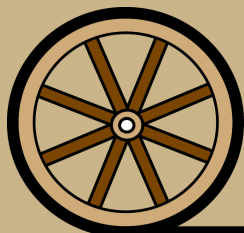
When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

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.



Brian Reynolds (308) 380-5734
breynolds@agriaffiliates.com

Mike Polk, John Childers, Bruce Dodson, Chase Dodson,
Don Walker, Tony Eggleston, Dallas Dodson, Brad Atkins



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

Farm, Ranch & Recreational Properties