

LAND FOR SALE

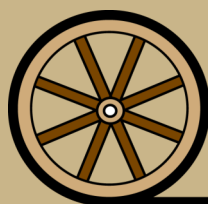
Brushy Creek Farm & Rec



- Location:** From East B St. in McCook, NE, travel 2 miles south on US Hwy 83 to Drive 713, then east 2.25 miles to the northeast corner of the property.
- Legal Description:** W1/2SE1/4 Section 3-T2N-R29W of the 6th P.M., Red Willow County, Nebraska
- Acres:** 79.12 Tax Assessed Acres
- Taxes:** 2018 Real Estate taxes payable in 2019 are \$1,878.50.
- Land Use:** The property includes 35 acres gravity irrigated cropland planted to soybeans for 2019 and 35 acres rangeland for grazing and wildlife habitat.
- FSA Info:** Corn base: 34.46 acres, 122 bu/acre PLC Yield
- Water:** Provided by the Frenchman Cambridge Irrigation District. 35.10 acres of surface water rights, assessments for 2019 were \$32.00/acre.
- Soils:** The cropland soils are 100% Class I & II soils. 84.3% Hord silt loam soils & 15.7% Cozad silt loam soils.
- Price:** **\$135,000**
- Comments:** This property has outstanding soils on the cropland portion of the property. The cropland acres are subject to a farm lease through April 2023. There is an easement to a well, on the north side of the cropland, for the benefit of the neighboring property on the east. This would be a great investment property with recreational acres as well! Just the right size for any budget.
- Contact:** **Chase Dodson; Listing Agent**
308-520-1168 or Chase@agriaffiliates.com
Bruce Dodson, Brian Reynolds, Mike Polk, Don Walker, Tony Eggleston
John Childears, Dallas Dodson



Chase Dodson
Listing Agent

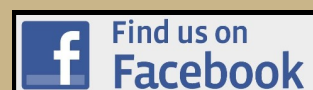


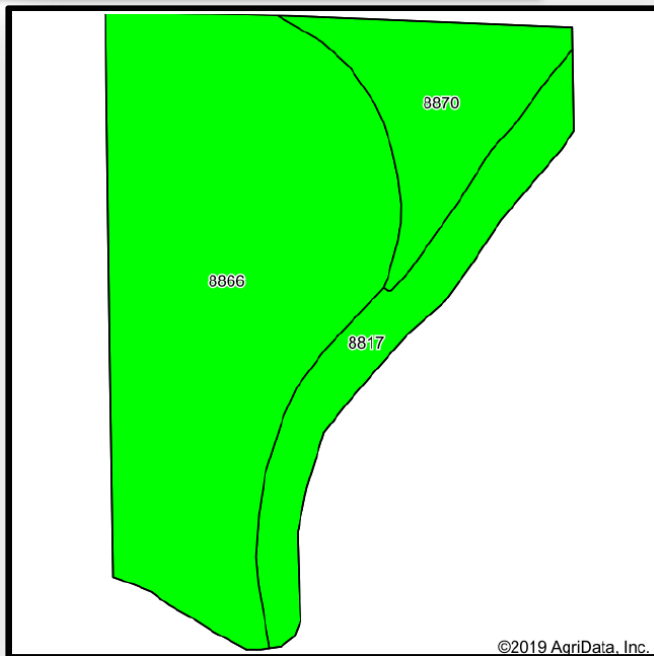
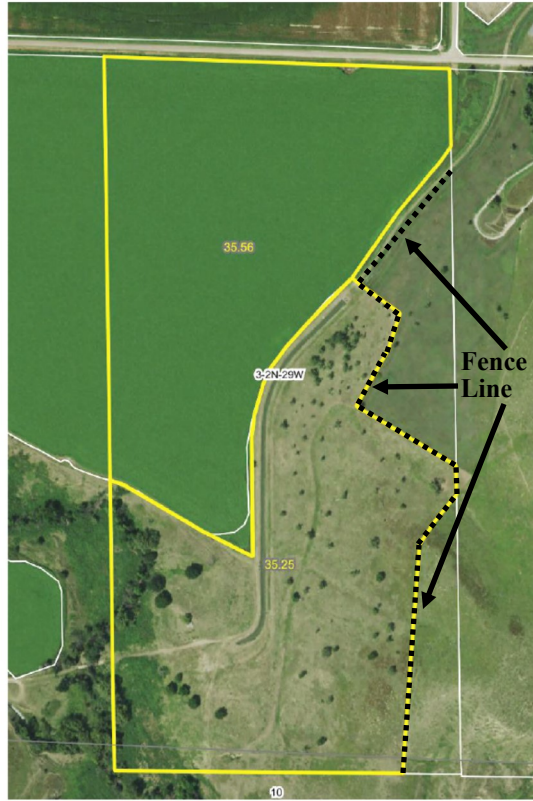
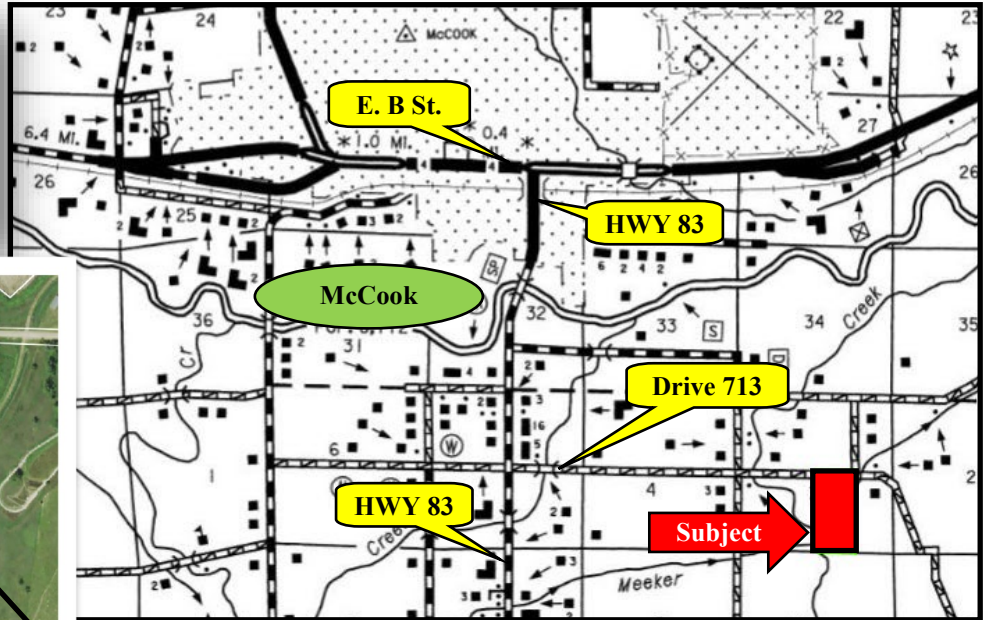
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8866	Hord silt loam, 0 to 1 percent slopes, warm	24.04	68.4%		IIc	Iw
8870	Hord silt loam, 1 to 3 percent slopes	5.60	15.9%		Ile	Ile
8817	Cozad silt loam, 3 to 6 percent slopes	5.53	15.7%		IIc	Iw