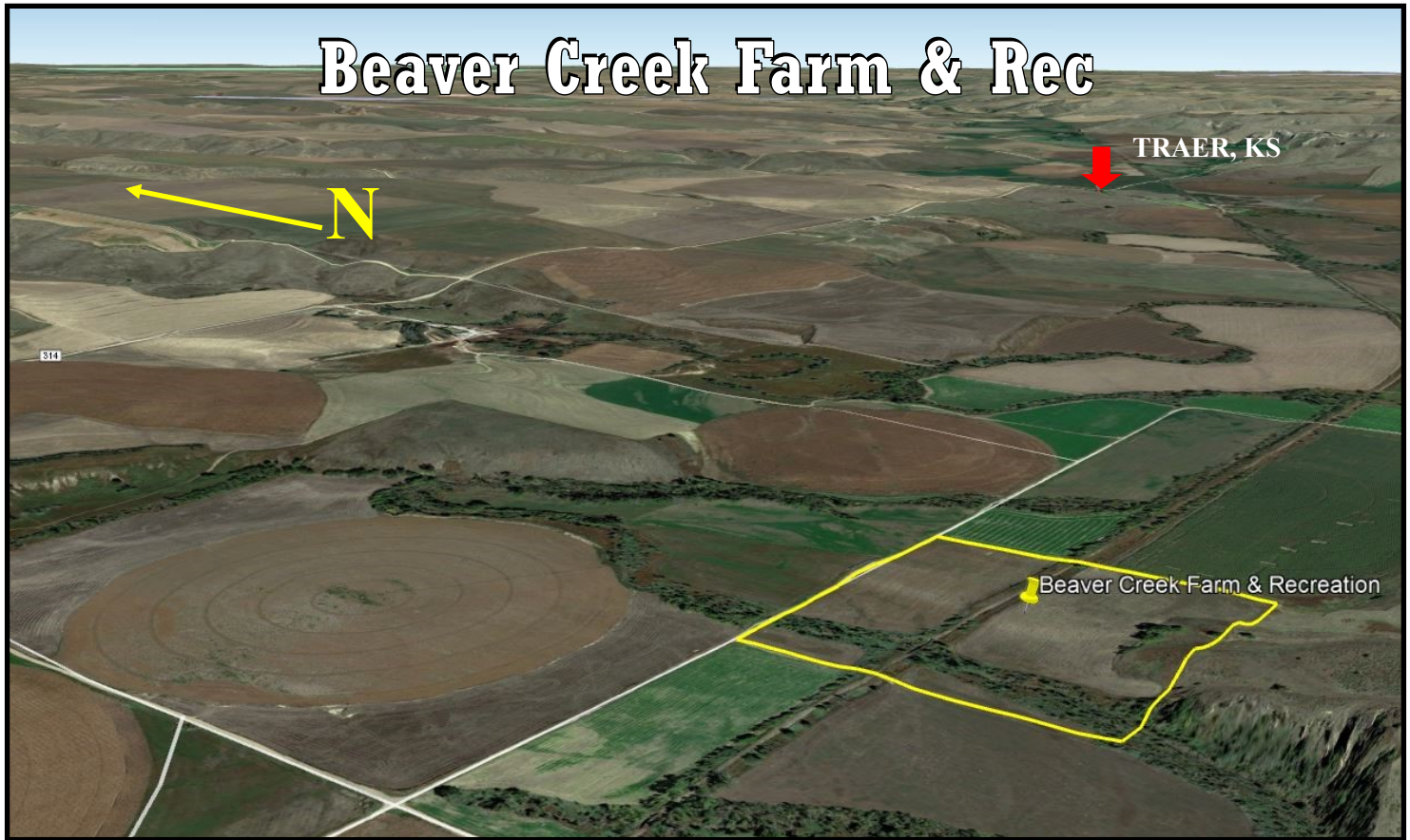


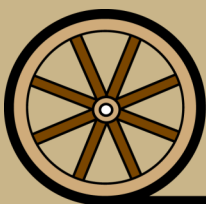
LAND FOR SALE



- Location:** From Traer, Kansas, go 3 miles west on County Road 314-2/Z LN to Rd. 100; turn left then go 1 mile south to Y LN; turn left and travel east 1/4 mile to the northern border of the property.
- Legal Description:** NE1/4NW1/4 Sec. 5-T2S-R30W of the 6th P.M., Decatur County, Kansas.
- Acres/Taxes:** 35.09 acres; 2018 taxes payable in 2019 approximately \$223.48
- Price:** **\$120,000.00**
- FSA Info:** Cropland 27.2 acres Gov't wheat base 5.20; PLC yield 43
- Soils:** 70.4% Class I & II soils - McCook & Bridgeport silt loams; 29.5% Class III
- Comments:** This property has an abundance of wildlife including both mule and whitetail deer as well as turkey and upland game. Property has numerous sites for food plots.
- Contact:** **Brian Reynolds - 308.380.5734 - breynolds@agriaffiliates.com**
Adam Pavelka, John Childears



Brian Reynolds
Listing Agent



Offered Exclusively By:

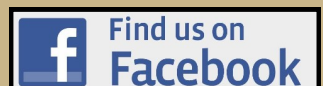
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

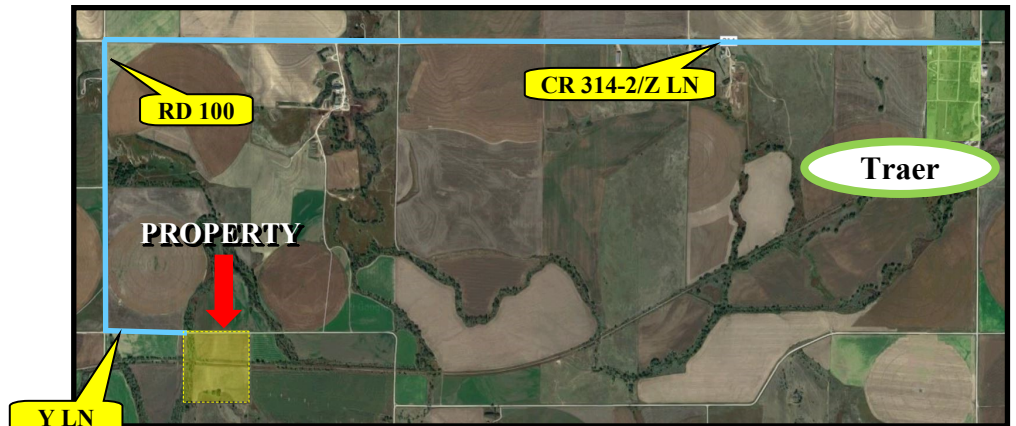
MCCOOK OFFICE
P.O. Box 771
705 W. Hwy 83
McCook, NE 69001
www.agriaffiliates.com

(308) 345-7200

Fax (308) 534-9244



MULE DEER - WHITETAIL DEER - TURKEY - UPLAND GAME



Mule Deer 2018



Whitetail Deer - Oct. 2019

