

LAND FOR SALE

PEASE ESTATE PASTURE



Location:

From Inavale, Nebraska, 1 mile south, 2 miles west on River Road, 3 miles south on Road 300, then 1 mile west on Road C, 1 mile south on Road 200. (Note: bridge is under construction on Road B just west of the pasture).

Legal Description:

The Northwest Quarter (NW ¼) of Section Thirty-Two (32), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska [160.00 tax-assessed acres].

Comments:

This is a quality hard-land pasture with good access, rural water, and great terrain. This pasture also has a livestock dam and dug-out providing additional water sources.

Price:

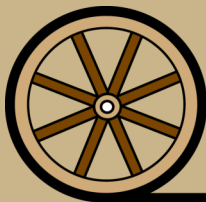
\$280,000.00

Contact:

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Offered Exclusively By:



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

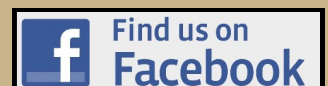
HASTINGS OFFICE

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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.



Natural
Resource District: Lower Republican Natural Resource District.

Soils: Primarily silt loams.

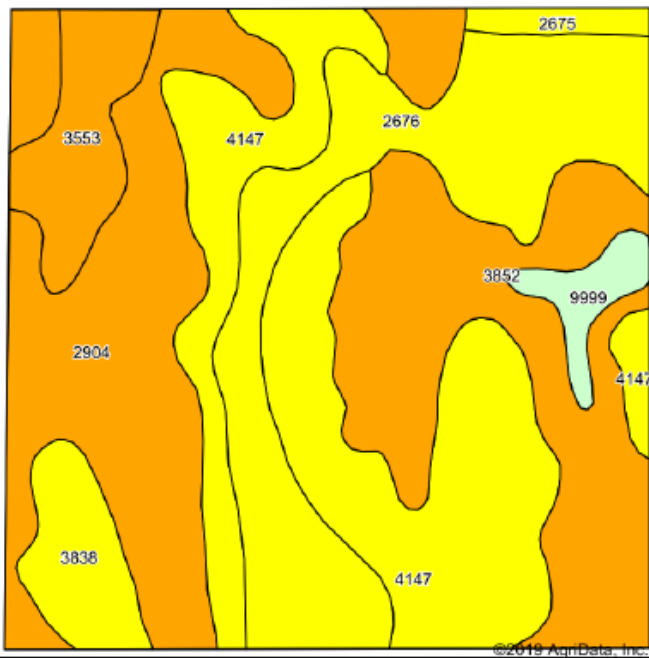
Taxes: 2018 Taxes—\$2,853.88

Lease: This pasture offers full possession at closing.

FSA Information: Total Farmland: 157.12 acres Total Cropland: 0.00 acres



Soils Map

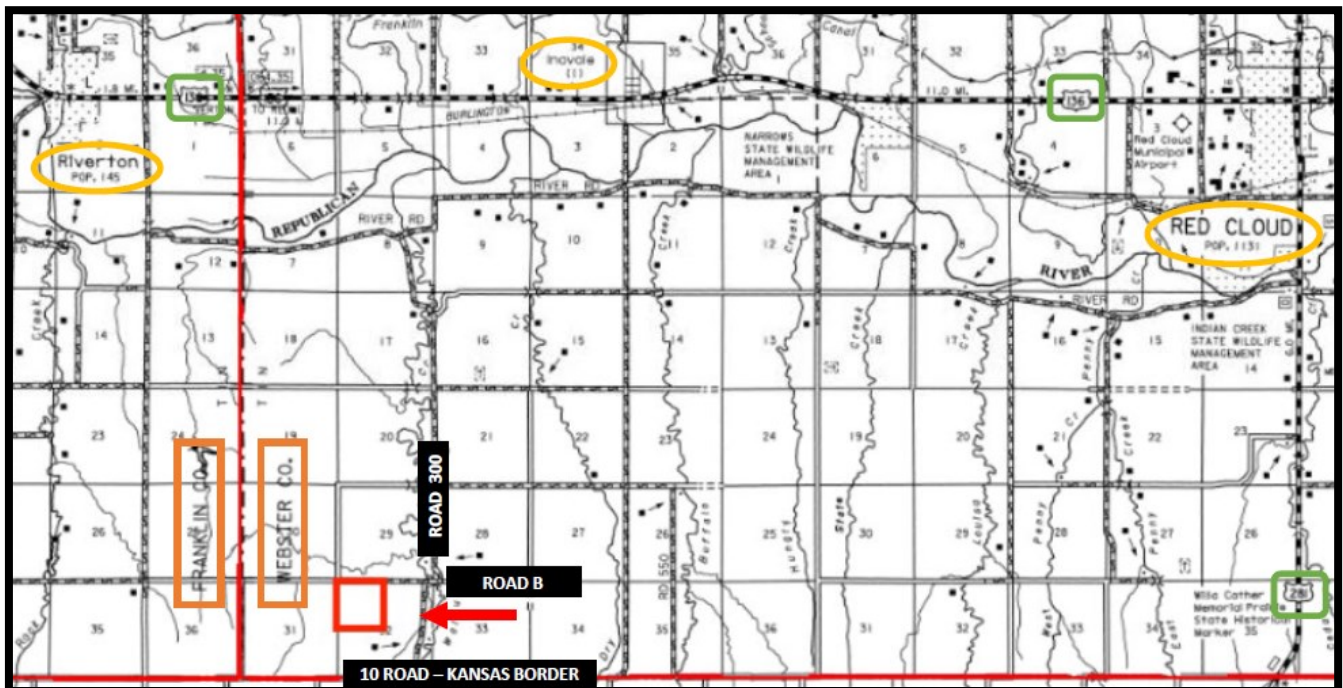
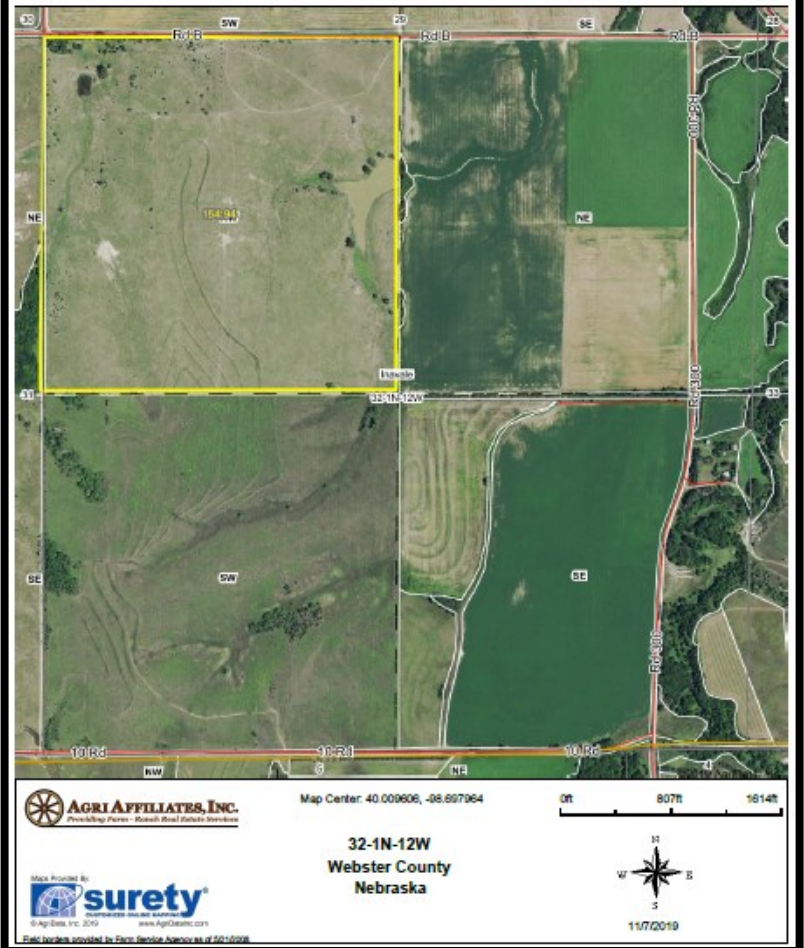


Soils data provided by USDA and NRCS.

Area Symbol: NE181, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | N | O |
|------|--|-------|------------------|----------------------|---|---|
| 4147 | Holdrege silts, 3 to 7 percent slopes, severely eroded | 40.29 | 26.0% | | | |
| 2904 | Wakeen silt loam, 11 to 30 percent slopes | 35.19 | 22.7% | | | |
| 3852 | Geary and Hobbs silts | 29.96 | 19.3% | | | |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 29.64 | 19.1% | | | |
| 3553 | Hobbs silt loam, frequently flooded | 8.35 | 5.4% | | | |
| 3838 | Geary silt loam, 7 to 11 percent slopes | 6.56 | 4.2% | | | |
| 9999 | Water | 3.16 | 2.0% | | | |
| 2675 | Holdrege silt loam, 3 to 7 percent slopes, plains and breaks | 1.79 | 1.2% | | | |

Aerial Map



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