

LAND FOR SALE

Logan County Cropland & Rangeland



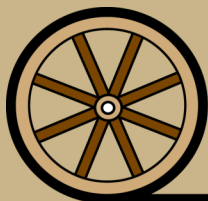
- Location:** From Arnold, Nebraska 7 miles west on Hwy. 92, then North on Ave 205 for 1 mile and continue north for 1/2 mile on county right of way to the southeast corner of property.
- Legal Desc.:** NW1/4 Section 17-T17N-R26W; NE1/4 Section 18-T17N-R26W, all of the 6th P.M., Logan County Nebraska
- Acres:** 317 Tax assessed acres in Logan County with approximately 107 acres dry cropland and 210 acres of fenced rangeland.
- Taxes:** 2019 taxes payable in 2020: Logan County-\$3,123.50
- Land Use:** Dryland Cropland & Rangeland
- Price:** \$525,000.00
- Comments:** This is a combination farm with county right of way access to the SE corner of the property. Submersible well for livestock water with some newer fences. The cropland soils are 98% Class II.
- Contact:** **Brad Atkins, Co-Listing Agent - 308-530-9012**
batkins@agriaffiliates.com
Tony Eggleston, Co-Listing Agent - 308-530-6200
tony@agriaffiliates.com
Chase Dodson, Bruce Dodson, Bryan Danberg, John Childears, Mike Polk



Brad Atkins
Co-Listing Agent



Tony Eggleston
Co-Listing Agent



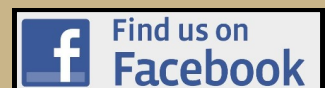
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Providing Farm - Ranch Real Estate Services

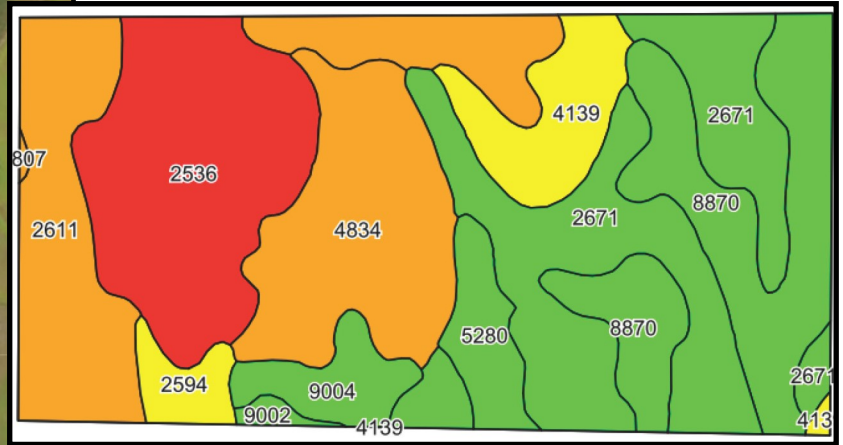
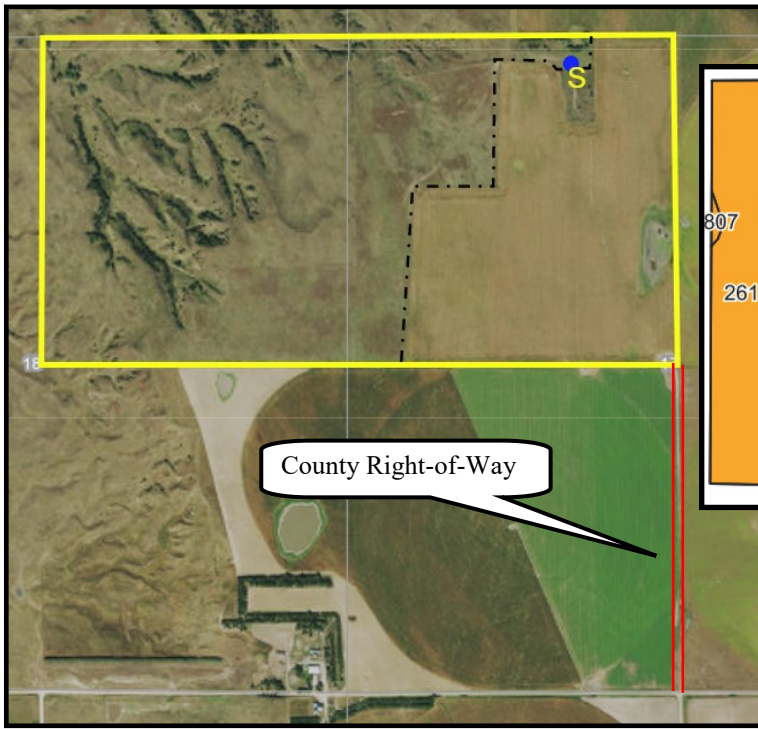
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

ARNOLD OFFICE
115 W. Arnold Ave.
Arnold, NE 69120
www.agriaffiliates.com

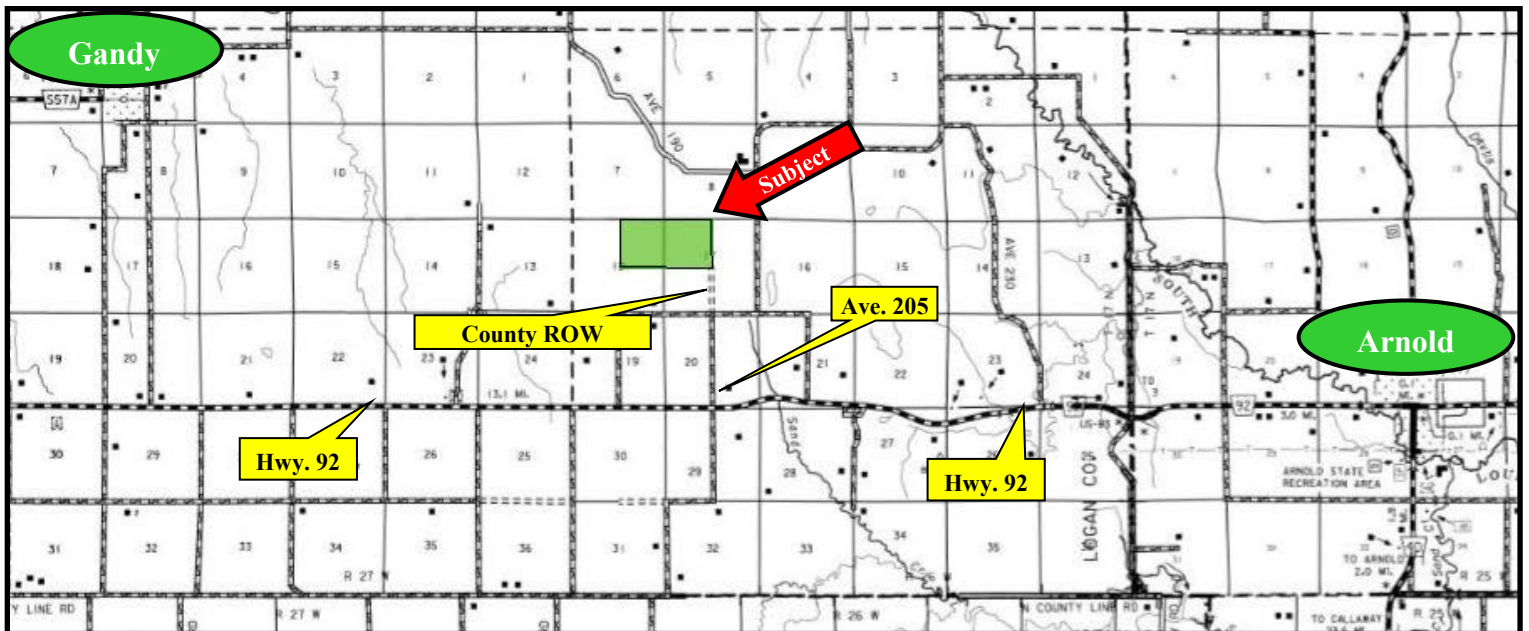
(308) 848-2220
Fax (308) 534-9244



SOILS



Area Symbol: NE113, Soil Area Version: 18											
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	
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	67.34	21.7%		Ile	Ile	3202	66			
2536	Coly silt loam, 30 to 60 percent slopes	53.89	17.4%		Vile		2744	3			
2611	Hersh-Valentine complex, 11 to 30 percent slopes	49.93	16.1%		Vle		2540		4		
8870	Hord silt loam, 1 to 3 percent slopes	48.60	15.7%		Ile	Ile	3242	70			
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	42.66	13.8%		Vle		2300	27	1		
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	18.38	5.9%		IVe	IVe	3600	62	33	22	
5280	Vetal fine sandy loam	10.41	3.4%		Ile	Ile	2400	58	46	35	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	10.35	3.3%		Ile	Ile	2448	49			
2594	Hersh and Valentine soils, 6 to 11 percent slopes	6.39	2.1%		IVe	IVe	2327	26	27	14	
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	1.58	0.5%		Ile	Ile	2448	51			
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	0.31	0.1%		Vle		2265	24			
Weighted Average								2846.4	37.6	4.8	2.8



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