

LAND FOR SALE

BLINCOW DRYLAND PROPERTY



Location: Property is located west of Arnold, NE 6.5 miles on NE70/Hwy 92, then north & west 2-1/2 miles on Ave. 215 then 1/2 mile east on access easement trail road.

Legal Description: E1/2 SW1/4 Section 9-T17N-R26W of the 6th P.M., Logan County, Nebraska.

Acres: 88 tax assessed acres

Taxes: 2018 taxes payable in 2019 - \$ 1,242.80

Land Use: Property is entirely dryland cropland with Holdrege and Hord silt loam soils. Access from Ave. 215 is provided by an easement along the existing trail road from the west.

Price: ~~\$220,000.00~~ **REDUCED! \$187,000.00**

Comments: Great parcel of dryland cropland located in the Upper Loup NRD that still allows some expanded irrigated acres.

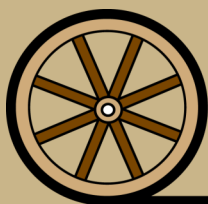
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Brad Atkins
Co-Listing Agent



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Offered Exclusively By:

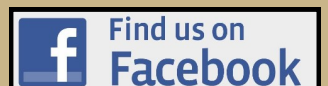
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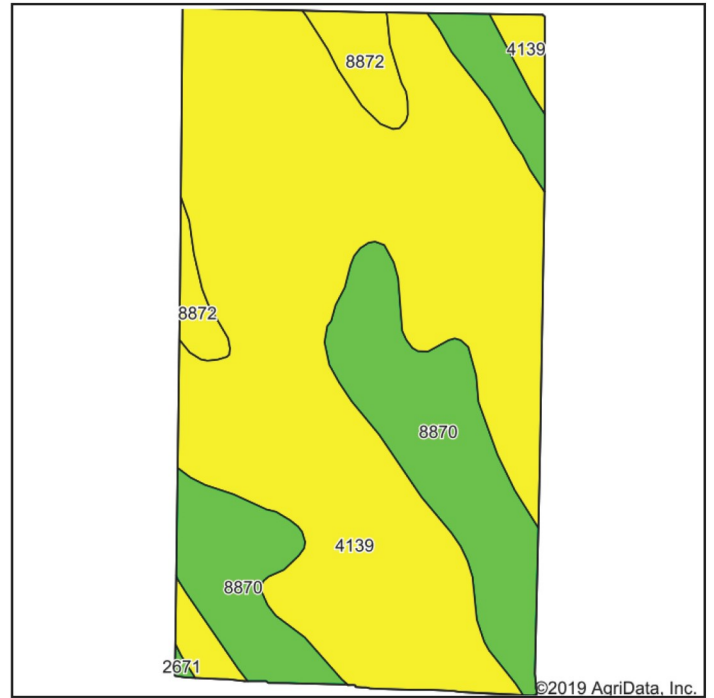
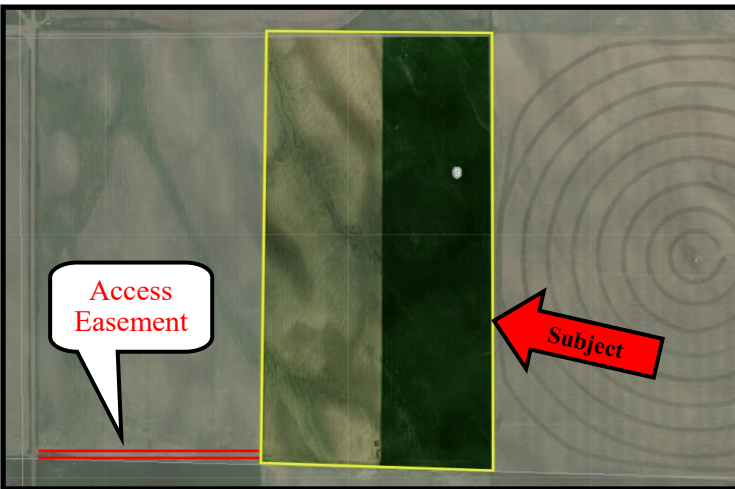
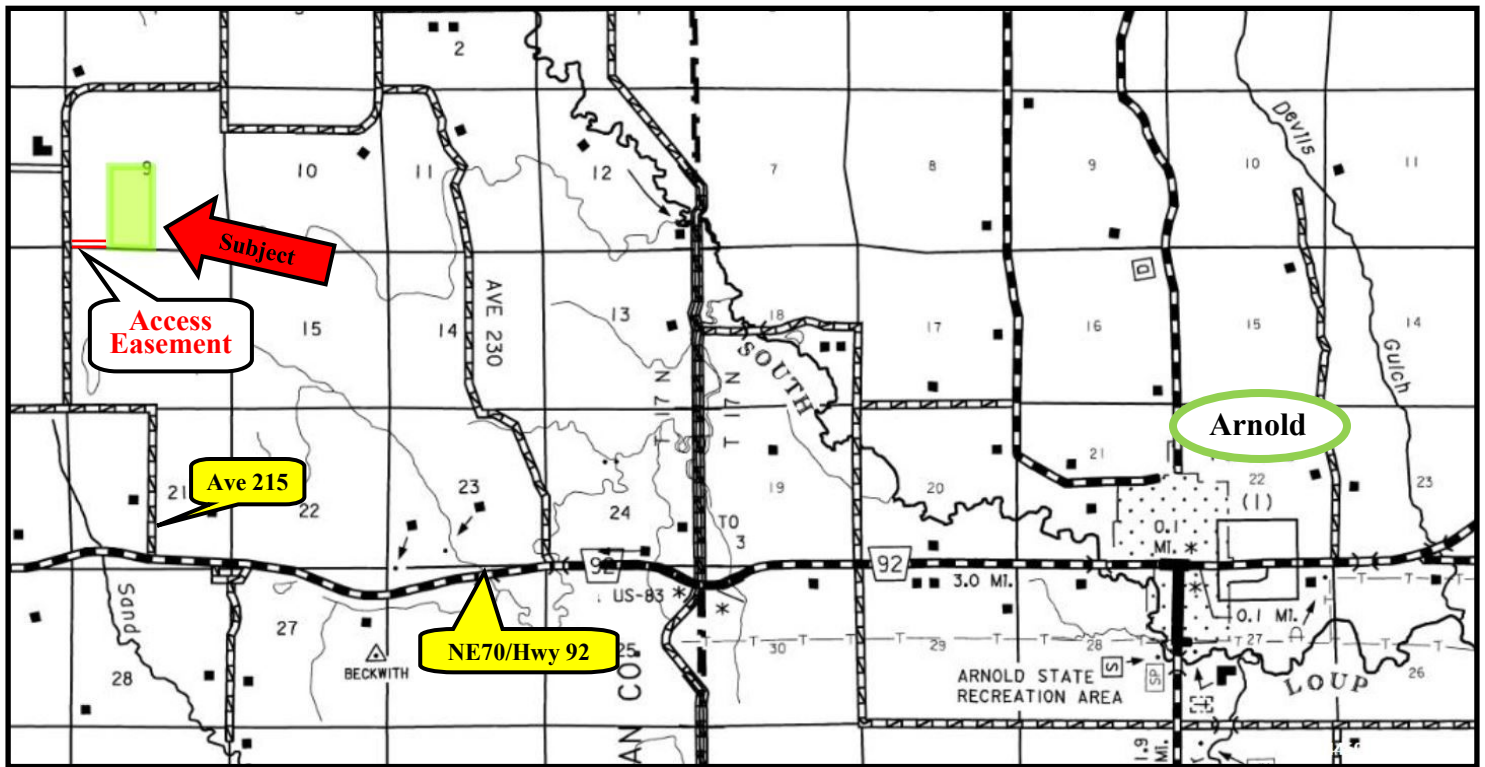
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

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Area Symbol: NE113. 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	Cor n	Winter wheat
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	62.40	70.3%		IVe	IVe	3600	62	33	22
8870	Hord silt loam, 1 to 3 percent slopes	22.51	25.4%		Ile	Ile	3242	70		
8872	Hord silt loam, 3 to 6 percent slopes	3.77	4.2%		IIle	IIle	3600	69	43	33
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	0.11	0.1%		Ile	Ile	3202	66		
Weighted Average							3508.7	64.3	25	16.9